



**Construction Services Department**

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*"The Capital City of the Palm Beaches"*

**CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS  
LOCAL CONSTRUCTION REGULATION BOARD**

**MINUTES**

**May 15, 2008**

The 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. Immediately following was a meeting of the Local Construction Regulation Board.

**PRESENT:** Daniel Canavan, Chairman  
Michael Davila  
Timothy Hullihan  
Thomas McCarthy  
Larry Rowe  
Kimberly Rothenburg, Assistant City Attorney/Board Counsel  
Pamela Yusko, Recording Secretary

**ABSENT:** Everett Fennell  
Keith Spina

**APPROVAL OF MINUTES:** Motion was made by Michael Davila and seconded by Thomas McCarthy to approve the Minutes of the April 17, 2008 meeting. Motion carried.

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

*"An Equal Opportunity Employer"*

Daniel Pikula was in attendance to present this case to the Board. Representing the City were Tom Moore, Building/Demolition Inspector and Robert Brown, License & Permit Services Manager/Assistant Building Official.

Motion was made by Timothy Hulihan and seconded by Michael Davila that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT SHALL BE GRANTED A TWO (2) WEEK EXTENSION OF THE DEMOLITION ORDER, WITH THE CONDITION THAT HE RE-APPLY FOR AN INTERIOR DEMOLITION AND SHORING PERMIT IN TWO (2) WEEKS. AFTER ISSUANCE OF THE PERMIT, THIRTY (30) DAYS IS GRANTED TO COMPLETE THE INITIAL INTERIOR DEMOLITION. AFTER DEMOLITION IS COMPLETE, TWO (2) WEEKS IS GRANTED TO SHORE UP THE STRUCTURE. IF NOT SUCCESSFUL, THE DEMOLITION ORDER SHALL BE REINSTATED.** Motion carried.

**CASE NUMBER 1327**      5107 N. Flagler Drive  
                                      Lots 4 & 5  
                                      Block 40  
                                      NPB PL 1  
                                      Roger Narinedat

Roger Narinedat presented this case to the Board. Representing the City was Tom Moore, Building/Demolition Inspector.

Motion was made by Timothy Hulihan and seconded by Larry Rowe that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. THIS DEMOLITION ORDER IS STAYED AS LONG AS THE APPLICANT CONTINUES TO PROGRESS TOWARDS COMPLETION OF THE PROPERTY TO THE SATISFACTION OF THE CITY. IF NOT SUCCESSFUL, THE DEMOLITION ORDER SHALL BE REINSTATED.** Motion carried.

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

At a prior request of the applicant, this case will be heard at the end of the meeting.

**CASE NUMBER 1341**      303 Sapodilla, aka 307 & 309  
E ½ of Lot 2  
Block 34  
Town of WPB  
Leap Group III, LLC  
Alejandro Espino, Esq.

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

As demolition has taken place at this location, no Motion is necessary.

**CASE NUMBER 1342**      710 Evernia  
E ½ of Lot 2  
Block 34  
Town of WPB  
Leap Group III, LLC  
Alejandro Espino, Esq.

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

As demolition has taken place at this location, no Motion is necessary.

**CASE NUMBER 1344**      708 Evernia  
W ½ of Lot 1 less N20' St. R/W  
Block 34  
Town of WPB  
Leap Group III, LLC  
Alejandro Espino, Esq.

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

As demolition has taken place at this location, no Motion is necessary.

**CASE NUMBER 1346**      723 22<sup>nd</sup> Street  
Lot 9  
Block 1  
Washington Heights  
Marie J. Limousin

Marie Limousin and her husband spoke on behalf of this case. Tom Moore, Building/Demolition Inspector, presented the City.

Motion was made by Michael Davila and seconded by Thomas McCarthy that: **IF THE EXPECTED CHECK IS RECEIVED AND CONSTRUCTION COMMENCES AND PROGRESSES TO THE SATISFACTION OF THE CITY, THE APPLICANT DOES NOT NEED TO APPEAR AGAIN BEFORE THE BOARD. IF CONSTRUCTION DOES NOT COMMENCE BY THE MEETING OF JULY 17, 2008, APPLICANT SHALL APPEAR AT THE JULY 17, 2008 MEETING WITH A STATUS UPDATE.** Motion carried.

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

Wes Kain and Raymond Bermudez presented this case to the Board. Tom Moore, Building/Demolition Inspector, and Robert Brown, License & Permit Services Manager/Assistant Building Official, represented the City and showed a videotape to the Board Members.

Motion was made by Timothy Hulihan and seconded by Larry Rowe that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. THE DEMOLITION ORDER IS STAYED, PROVIDED THE APPLICANT APPLIES FOR TWO (2) SEPARATE PERMITS, ONE FOR DEMOLITION AND ONE FOR GENERAL STRUCTURAL REPAIR. BOTH PERMITS ARE TO BE APPLIED FOR BY THE END OF THIS WEEK. ANY COMMENTS FROM THE CITY RELATIVE TO THESE APPLICATIONS SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. UPON ISSUANCE OF THE DEMOLITION PERMIT, PROCEED AND COMPLETE WITHIN TWO (2) WEEKS. UPON ISSUANCE OF THE GENERAL STRUCTURAL PERMIT, WORK IS TO BE COMPLETED WITHIN TWO (2) WEEKS. IF ANY OF THESE TIME FRAMES ARE NOT ADHERED TO, THE DEMOLITION ORDER SHALL BE REINSTATED.** 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 Attorney Michael Brown. Representing the City was Tom Moore, Building/Demolition Inspector.

Motion was made by Larry Rowe and seconded by Timothy Hulihan that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. BUILDING IS TO BE MADE AND KEPT SAFE AND SECURE TO THE SATISFACTION OF THE CITY WITHIN THE NEXT SEVEN (7) DAYS. SIXTY (60) DAYS IS GRANTED TO OBTAIN RECOMMENDATIONS FROM AN ENGINEER. AFTER THAT TIME, PLANS SHALL BE SUBMITTED FOR PERMIT AND ANY COMMENTS FROM THE CITY ON SAID PLANS SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. CONSTRUCTION SHALL START WITHIN FIFTEEN (15) DAYS FROM ISSUANCE OF THE PERMIT. IF ANYTHING OCCURS DURING THAT TIME AND THE CITY FEELS THAT THE PROJECT IS NOT MOVING ALONG IN A REASONABLE MANNER, THIS CASE SHALL COME BEFORE THE BOARD AGAIN.** Motion carried.

As there was no further business to come before the Construction Board of Adjustment and Appeals at this time, this meeting was adjourned at 3:14 p.m.

### **LOCAL CONSTRUCTION REGULATION BOARD**

This meeting of the Local Construction Regulation Board was called to order at 3:18 p.m.

#### **► CALL TO ORDER/ROLL CALL**

**Present:** Daniel Canavan, Chairman  
Michael Davila  
Timothy Hulihan  
Thomas McCarthy  
Larry Rowe  
Kimberly Rothenburg, Assistant City Attorney/Board Counsel  
Pamela Yusko, Recording Secretary

**Absent:** Everett Fennell  
Keith Spina

**LCRB CASE NUMBER 5**

John C. Cassidy A/C Inc.  
John C. Cassidy, Jr.

John Cassidy presented this case to the Board. Representing the City was Harold Piskura, Inspection Services Manager.

Motion was made by Timothy Hulihan and seconded by Larry Rowe that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. THIS CASE SHALL BE CONTINUED FOR SIXTY (60) DAYS.** Motion carried.

As there was no further business to come before the Board at this time, this meeting was adjourned at 3:56 p.m.

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Daniel Canavan  
Chairman