



*"The Capital City of the Palm Beaches"*

**Construction Services Department**

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**CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS**

**MINUTES**

**June 18, 2009**

This regular meeting of the City of West Palm Beach Construction Board of Adjustment and Appeals was called to order at 2:05 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 Hullihan  
Larry Rowe  
Keith Spina  
Joshua Koehler, Assistant City Attorney, Board Counsel  
Pamela Yusko, Recording Secretary

**ABSENT:** Tom McCarthy

**APPROVAL OF MINUTES:** Motion was made by Michael Davila and seconded by Timothy Hullihan to approve the Minutes of the May 21, 2009 meeting. Motion carried.

**CASE NUMBER 1374** 2509 N. Dixie Highway  
Lots 1-8  
Block 16  
Alfie Makboul

Harry Gardner presented this case to the Board and provided a Powerpoint presentation, as well as a hand-out and charts. Tom Moore, Building/Demolition Inspector, represented the City.

*"An Equal Opportunity Employer"*

Motion was made by Timothy Hulihan, seconded by Michael Davila, to continue this case shortly, due to technical equipment difficulties. Motion carried.

**CASE NUMBER 1352**      800 Handy Avenue  
                                 Lot 38  
                                 Block 12  
                                 Roosevelt Estates  
                                 Arverne Mosely

Arverne Mosely presented this case to the Board. Tom Moore, Building/Demolition Inspector, and Doug Wise, Building Official, represented the City.

Motion was made by Everett Fennell and seconded by Larry Rowe that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED AND GRANTS THE APPLICANT AN EXTENSION UNTIL THE NEXT HEARING (JULY 16, 2009) TO SUBMIT PLANS FOR PERMIT. AN UPDATE WILL BE GIVEN AT THE MEETING OF JULY 16, 2009.** Motion carried.

Back to **CASE NUMBER 1374**

Motion was made by Keith Spina and seconded by Michael Davila on Case Number 1374 that: **SIGNED AND SEALED PLANS TO SHORE THE PROPERTY AND MAKE IT SAFE ARE TO BE SUBMITTED TO THE CITY BY JULY 16, 2009. ANY COMMENTS BY THE CITY ARE TO BE ADDRESSED WITHIN 15 DAYS AFTER NOTIFICATION OF SUCH. WITHIN 30 DAYS AFTER RECEIPT OF PERMIT, CONSTRUCTION IS TO BEGIN, AND SHALL CONTINUE TO THE SATISFACTION OF THE CITY. AN UPDATE FROM THE BUILDING DEPARTMENT SHALL BE PROVIDED TO THE BOARD IN 60 DAYS. IF THE APPLICANT FAILS TO COMPLY WITH ANY OF THESE CONDITIONS, THE DEMOLITION ORDER SHALL BE REINSTATED.** Motion carried.

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

Alice Moore and Janie Peters were in attendance to present this case to the Board. Jillian Papa represented the City's Historic Preservation Board. Tom Moore, Building/Demolition Inspector, and Doug Wise, Building Official, also represented the City.

Motion was made by Timothy Hulihan and seconded by Everett Fennell that: **THE APPLICANT AND CITY ARE TO GET TOGETHER AND INVESTIGATE AND REVIEW ANY POSSIBLE FUNDING SOURCES AVAILABLE FOR RENOVATION OF THIS PROPERTY. THE CITY WILL PROVIDE THE BOARD WITH AN UPDATE REGARDING FUNDING AT THE MEETING OF JULY 16, 2009. ALSO PRIOR TO THE MEETING OF JULY 16, 2009, THE CITY WILL REQUEST THAT A STRUCTURAL ENGINEER PROVIDE A STRUCTURAL EVALUATION REPORT AND POSSIBLE SHORING RECOMMENDATIONS TO MAKE THE STRUCTURE SAFE.** Motion carried.

As there was no further business to come before the Board at this time, this meeting was adjourned at 3:22 p.m.

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Daniel T. Canavan  
Chairman