

MINUTES OF THE BUILDING TRADES BOARD WORKSHOP
HELD THURSDAY, JULY 15, 2010
ADMINSTRATIVE OFFICE BUILDING,
CONFERENCE ROOM, 120 N. CAUSEWAY,
NEW SMYRNA BEACH, FLORIDA

Chairman Cowherd called the workshop meeting to order at 6:30 PM and the following answered to roll call:

Chairman William Cowherd
Vice Chairman Paul Heer
Board Member Joseph Blanchette
Board Member R. Grant Clark
Board Member Terry D. Harrison

Also present were: Michael Knotek, Chief Building Official and Dorlisa Pogany, Building Trades Board Secretary. Board Member R. Grant Clark arrived at 6:40 PM and Board Member Randy Beach was absent.

Mr. Knotek presented to the Board Members the Demolition of Unsafe & Dilapidated Structures Ordinance and Abandonment & Vacant Building Registration Ordinance approved by the City Commission. He further stated the Board would be meeting on a regular basis to review structure demolitions. This action is at the request of the City Commission to help clean up the City of unsafe and dilapidated structures. The changes will include shortening the time certain on the process, the appeal of the Board's decision going to circuit court instead of the City Commission and Code interpretations. He further stated that Staff will inform the Board if a structure is to be demolished or can be repaired. If it is repairable, a time limit will need to be imposed. Staff will also provide a recommendation for the time limit.

Mr. Knotek stated the Demolition Ordinance will include the removal of everything from the lot and returning lot to a natural grade. This includes the removal of concrete slabs and re-grading the lot so that it does not become a nuisance or blight at a later date. He also informed the Board of the City Wide Structure Demolition Bid and how it will work regarding the demolition recommendations from the Board. The City will place a lien on the property which will be collected when the property is sold or the City will foreclose on the lien and sell the property.

Mr. Knotek also stated that according to the Land Development Regulations (LDR) the Board is responsible for contractor licensing registration. The Building Department is having issues with some contractors who continually perform work without permits. He would like to bring these contactors before the Board and possibly suspend their

permitting privileges in the City of New Smyrna Beach. He will discuss this with the City Attorney and let the Board know at a later date.

Mr. Knotek stated there are some permits that he has revoked as a result of some language found in the Land Development Regulations (LDR) giving him authorization to revoke a development permit if there is no substantial improvement in two (2) years. He is attempting to wait for the two years on some open permits to start the process of revoking their permit. He has already revoked some permits in which the revocation has remained through the appeal process.

Discussion ensued as to the purpose of the demolition rather for aesthetic or unsafe conditions, liability issues if structure remains, what types of structures considering for demolition, stages and types of condemnation, what all is included in demolition such as pools and underground gas tanks, how properties are placed on demolition list, if complaint filed the initial person is to inspect property and how much flexibility the Board has for setting time limits.

Adjournment

With no further discussion, Chairman Cowherd asked for a motion to adjourn.

A motion was made by Mr. Clark and seconded by Mr. Harrison to adjourn. Motion carried unanimously upon roll call. Meeting adjourned at 7:33 PM.