

MINUTES OF THE BUILDING TRADES BOARD
HEARING
HELD AT 6:30 P.M. – June 16, 2011
CITY COMMISSION CHAMBERS, CITY HALL,
210 SAMS AVE, NEW SMYRNA BEACH, FLORIDA

- I. The Hearing of June 16, 2011, was called to order at 6:30 p.m. Answering to roll call were:

William Cowherd (Chairman)

Paul Heer (Vice Chair)

Grant Clark

Terry Harrison

Randy Beach

Also present were Chief Building Official Michael Knotek, Asst. City Attorney Greg McDole and Permit & License Technician Dorlisa Pogany. Board Member Joseph Blanchette arrived at 6:35 PM.

II. **DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Members of the Building Trades Board were asked to please disclose, for the record, the substance of any ex parte communications that occurred prior to this public hearing.

Mr. Cowherd stated that there were none.

III. **APPROVAL OF MINUTES**

April 21, 2011

Mr. Heer made a motion to approve the minutes of the April 21, 2011 as written; seconded by Mr. Clark. Motion passed up roll call vote 5-0.

IV. **SWEARING OF CITY STAFF**

Michael Knotek, Chief Building Official, was sworn for testimony.

V. **OLD BUSINESS:**

VI. NEW BUSINESS

C2011-0320:

Frances Elizabeth Rand L/E

2631 Fairfax Ave

Consideration from Building Department to demolish a commercial structure at 2631 Fairfax Avenue due to unsafe or dilapidated condition as per Article X, §26-796 of the New Smyrna Beach City Code of Ordinances.

Mr. Cowherd asked for the record to reflect that no one was present to represent this case and asked staff for their recommendation.

Mr. Knotek testified that proper certification has been sent out but we have gotten no response from the owner. Mr. Knotek stated Staff recommends condemnation and demolition of the building within 30 days but if the Board allows the owner to make repairs, a construction schedule with a timeline should be submitted to the Building Department as per Section 26-799. Mr. Knotek further stated this property includes the house, detached garage and a shed in the side yard.

Discussion ensued among Staff and the Board regarding any possibilities of repairs by the owner and legalities since no response and property in life estate.

Mr. Heer made a motion to condemn the structure at 2631 Fairfax Avenue and per Section 26-799 to allow repairs with the condition the owner submits a plan to the Building Department within 30 days or demolish the structure; seconded by Mr. Clark. Motion passed unanimously 6-0.

C2011-0321:

Karen Lynn Young L/E

212 Ronnoc Ln

Consideration from Building Department to demolish a residential structure at 212 Ronnoc Lane due to unsafe or dilapidated condition as per Article X, §26-796 of the New Smyrna Beach City Code of Ordinances.

Mr. Cowherd asked for the record to reflect that no one was present to represent this case and asked staff for their recommendation.

Mr. Knotek stated this is a multi-unit structure and the proper certification was sent to the owner but we have received no response. Mr. Knotek further stated the City has received complaints on this property and Staff's recommendation is to condemn the structure and give the owner 30 days to demolish.

Mr. Blanchette made a motion to condemn the structure at 212 Ronnoc Lane and per Section 26-799 to allow repairs with the condition the owner submits a plan to the Building Department within 30 days or demolish the structure; seconded by Mr. Heer. Motion passed unanimously 6-0.

VII. COMMENTS FROM BOARD MEMBERS AND STAFF

Mr. Cowherd asked Staff for an update to cases from previous meetings.

Mr. Knotek provided an update on the following cases:

C2010-1182: 2601 S Atlantic Ave – Mr. Knotek stated it may be resolved in a week and demolished in 2 weeks.

C2010-0620: 551 Julia St – Mr. Knotek stated there has been no additional work and will bring this back to the Board in July.

C2010-0621: 553 Julia St – Mr. Knotek stated there has been no additional work and will bring this back to the Board in July.

C2011-0186: 103 S Cooper St – Mr. Knotek stated structure was demolished.

C2011-0187: 309 Flagler Avenue – Mr. Knotek stated this house will be going to the Historic Preservation Board in July for demolition approval.

C2011-0185: 201 S Cooper Street – Mr. Knotek stated renovations have started but the house is in the process of being sold.

C2011-0039: 105 Washington Street – Mr. Knotek stated structure was demolished.

C2011-0127: 424 S Duss Street – Mr. Knotek stated structure was demolished.

C2010-1043: 312 N Myrtle Avenue – Mr. Knotek stated structure was demolished.

C2011-0126: 1010 Canal Street – Mr. Knotek stated the Bank started foreclosure but due to environmental issues discontinued the process.

C2011-0128: 909 N Dixie Freeway – Mr. Knotek stated he has spoken to the owner and who will demolish himself.

C2011-0129: 531 N Dixie Freeway – Mr. Knotek stated the structure will be demolished but the City will probably have to pay.

C2010-0623: 500 Wayne Avenue – Mr. Knotek stated the owner demolished the apartment but has not removed the rest of the building or cleaned up the lot. Mr. Knotek will contact the owner for an update.

C2010-1046: 545 Washington Street – Mr. Knotek stated the owner has begun renovations and repairs on the structures.

C2011-0038: 52 Richmond Drive – Mr. Knotek stated a drainage plan was submitted to the City Engineer within the required 30 days, City Engineer met on site with Harvin

Clark and instructed him to make some corrections, dock removed, fill brought in to cover slab and sculptured lot to keep stormwater on property. Mr. Knotek further stated he would review the site with the City Engineer due to concerns raised about the west berm.

C2010-1044: Saxon Drive – Mr. Knotek stated the owner has removed the stairs but has not demolished the structure. Mr. Knotek further stated the owner is concerned if he demolished structure he cannot the sell property for someone to rebuild. The property was issued several variances due to wetlands and the owner is concerned the variances will be void if the structure is demolished. Mr. Knotek stated this property may be coming back to the Board in the near future.

VIII. ADJOURNMENT:

Mr. Heer made the motion to adjourn; seconded by Mr. Beach. All agreed and the hearing adjourned at 6:55 PM.