



ORANGE COUNTY FIRE AND LIFE SAFETY CODE BOARD OF ADJUSTMENT AND APPEALS

Orange County Fire Marshal's Office
7079 University Boulevard, Winter Park, Florida 32792

Meeting: Fire & Life Safety Code Board of Adjustment & Appeal

Date: August 1, 2019

Time: 9:00 a.m.

Location: Office of the Fire Marshal 7079 University Blvd Winter Park, FL 32792

Reported by: Stephanie Elix

Board Members Attendance: David Blossom, Frank Chaput, Alan Hirschhorn and Robert Szafranski

Non-Attendance: Harry Pecunia, Jason Terry, Don Williams

Staff: Cristina Berrios, David Kilbury, Inez Pressler, Scott Workman

- Chair, Mr. Blossom - Call to order, 9:05am
- Public Comments – there were no public comments for record nor where there any public representatives present for comments
 - Chief Kilbury mentioned our new member, Harry Percunia, who would be asked to introduce himself upon arrival
- Review and Approval of Meeting Minutes, January 19th, 2019
 - Motion by Chair Blossom to accept minutes and second by Mr. Szafranski to approve the minutes, all approved collectively.
- Old Business – there was no old business
- New Business



Vista Cay Project from Condo to Timeshare use as it relates to Florida Statute 509.215 and 721.24

- Chief Kilbury described the Florida Statue in its current state
Vista Cay has no sprinkler system, however with the switch to condo's there would need to be added to the facility. Chief Kilbury discussed the situation and what the building code says that it would be acceptable for the installation of 13R instead of a 13 sprinkler system.



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- Chief Kilbury finds it acceptable to use a 13R, in which he's not opposed to, however with the statute there would be a need to install a 13 sprinkler system.
- Chief Kilbury has asked that the project team hire an independent contractor to do research regarding the difference between 13R vs. 13.
- Chief Kilbury wanted to educate the Board and ask for their opinion regarding the change.
- Mr. Hirschhorn wondered if the project team doesn't want to install the sprinkler system. Chief stated that there is no opposition to installing the system from the project team, but the argument is that installing the system would be overkill and since the statue is several years old there needs to be a change in some way. Mr. Hirschhorn argued that due to the statue there has to be a system installed. Chief rebutted that the project team does want to install the system, there is just the question between the 13 and 13R.
- Chief Kilbury has no problem with the installation of 13R, and believes that there isn't a need for a full appeal, but would do whichever is best in the eyes of the Board.
- Mr. Blossom asks what is the final intent of the system itself; his concern is about the reaction of the system and what the survival level. On the property side the type of system is important as a survival system—going from condo to timeshare there has to be a decision. The 13R vs. 13 has the same ability. Chief Kilbury mentioned that because of the USE of the occupancy is the challenge because of the change of USE.



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- There was additional discussion of the type of water use...Chief Kilbury mentioned the plan includes: fire pump, underground, etc. The cost of the builder/project team is in question; whereas, the discussion is more about the code and not the money.
- The Board can do a deck statement to the State Fire Marshal, but the Board can request an appeal. The plans are not submitted at this point, the project team only wants guidance on the code and the installation of the system.
- Ms. Berrios stated that this is exactly what the Board is designed to do, discuss the codes and what is being asked; there may not be a singular decision/recommendation from the Fire Marshal that would be upheld without the Board. The County's position can hear the objection from the project team, but the action should only come once the Board hears the appeal.
- Chief Kilbury mentioned that he'll go ahead and call a Special Board Meeting to schedule an appeal hearing.
- Mr. Blossom asked that this case doesn't necessarily cause a definitive decision for every case. Ms. Berrios states that that is indeed the case, and that every case has to be heard on a case by case bases.

Sunset Review Board

- Chief Kilbury went over the need of the Board. The discussion moved to why/where the Board has to present the accountability of the Board and Ms. Berrios said that there would need to be an amendment to the Ordinance.



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- Chief Kilbury went over the question(s) to submit to the Sunset Review Board.
- Mr. Blossom asked how often the review meets. Ms. Berrios said it's about every six years. The argument was posed in regards to the necessity of the Board and that it is politics, but she knows that the Board will not go away and the issues of the qualifications of the Board members. There was discussion of the MMRB and the benefit to the Sunset Review is to understand who the members are and what they do.
- Mr. Blossom mentioned that he'd like to see a list of accomplishment(s) along with the willingness for citizens to be heard.

Two-Way Emergency Communications Systems in Florida

Additional Items

- Chair asked for a motion to adjourn if there was nothing further. Mr. Szafranski motioned for the meeting to be adjourned and Mr. Hirschhorn second the motion.