



# MINUTES

## CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)

SEPTEMBER 12, 2019

### I. CALL TO ORDER

Ron Dixon, Chair, called the meeting to order at 2:02 pm. The meeting was conducted in Room 1W-47, Palm Beach County Planning, Zoning and Building Department, 2300 N Jog Road, West Palm Beach, FL.

#### A. ROLL CALL

##### i. Members Present

Ron Dixon, Engineer, **Chair**

Bart Rasper, *Plumbing Contractor*

Manuel Oyola, *Roofing Contractor*

Jessica Dornblaser, *Architect*

Rex Kirby, Division 1 Contractor, **Vice Chair**

Steven Markel, *HVAC Contractor*

Margie Walden, *Public At-Large*

Justin McIntosh, *Alternate Public At-Large*

##### ii. Members Absent

Fred K. Kutscher, *Electrical Contractor*

##### iii. Others Present

Doug Wise, *Building Official*, Palm Beach County

Brad Brown, *Deputy Building Official*, Palm Beach County

Chelsea Koester, *Assistant County Attorney*

Dean Wells, *Construction Services Coordinator*

Jamie Illicete, *Contractors Certification Field Inspector*

Lourdes Ortiz-Guzman, *Homeowner*

Michael Pereira, *Defendants*

Richard Papademetriou

Giselle Badillo, *Recording Secretary*

William Fuchs, *Chief Electrical Inspector*

Shannon Fox, *Assistant County Attorney*

Thomas Banzhaf, *Construction Services Coordinator*

Miguel Romero, *Interpreter for Homeowners*

Jose Toro-Rivera, *Homeowner*

Jim Humpage, *JPH of Broward*

#### B. APPROVAL OF MINUTES

Mr. Oyola made the motion to approve the August 8, 2019 Minutes. Mrs. Walden seconded the motion, which was approved unanimously by the Board.

✓ **MOTION TO APPROVE THE CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS MINUTES FOR AUGUST 8, 2019 - GRANTED**

#### C. ADMINISTER OATH TO WITNESSES

Ms. Badillo swore in all present witnesses at 2:03 pm.

### II. ADDITIONS & DELETIONS

#### A. NONE

### III. OLD BUSINESS

#### A. 18-16 – 4988 CANTON RD. – LOURDES O. GUZMAN & JOSE TORO RIVERA

Mr. Wells began the testimony case 18-16 on behalf of Palm Beach County Building Division. He reminded the Board that on January 10, 2019 they consented to 120 days for appellants to comply with their Order. Mr. Wells testified that the homeowners have pulled a mechanical, electrical and structural permit.

Mr. Wells goes on to testify that he has been in communication with the structural engineer on record and was assured that the tie-beams did not shift. He stated that the owner has complied with the previous Order granted by the Board.

Mr. Jose Toro-Rivera and Mrs. Lourdes Ortiz-Guzman were present for the hearing, along with a Mr. Miguel Romero who served as their interpreter. Mr. Romero requested more time on behalf of the Homeowners.

***DISCUSSION ENSUED.***

Ms. Walden clarified to the appellants that they do not need an extension as long as they keep the current permits active until completion.

**B. 18-10 – 1189 ROSEBUD LANE – RAINBOW 18. LLC**

Mr. Wise opened the floor for case 18-10 asking if Mr. Wells has recently visited the property.

Mr. Wells testified that he has visited the site on September 6, 2019, saw a full crew present, and was able to speak with the Contractor, who was onsite.

Mr. Demetrio was present for the hearing as a representative. He testified that the south and west side of building has been sheathed and framed. Currently the structure is on hold for the submittal of revisions after speaking with the PBC Structural Inspector assigned.

***DISCUSSION ENSUED.***

Mr. Kirby believed that 60 days would be sufficient to complete the exterior. He made a motion to grant 60 days to have the exterior enclosure 100% complete. He also wanted the appellant to appear before the Board in the next 60 days for an update. Mrs. Walden seconded the motion. The motion was passed unanimously.

✓ **MOTION TO COMPLETE THE EXTERIOR OF THE STRUCTURE WITHIN 60 DAYS AND HAVE THE APPELLANT RETURN WITH AN UPDATE. - GRANTED**

**C. 18-18 – 6134 FOREST HILL BLVD 101, BLDG 6238 – YMP PALO VERDE LLC**

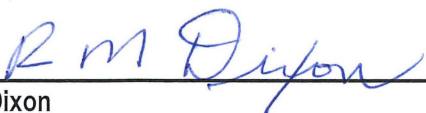
Mr. Wise testified that appellant has complied with the Board Order. The structure at 6134 Forest Hill Blvd 101, Bldg. 6238 has been demolished. There is currently no plans for a new building being submitted for the lot but it will continue to be monitored and may require a landscape affidavit.

**No Further Action needed.**

**IV. ADJOURNMENT**

The CBAA meeting was adjourn on September 12, 2019 at approximately 2:26 pm by Ron Dixon.

Signed for the Board by,

  
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Ron Dixon  
Chair

Respectfully submitted,  
Giselle Badillo  
Recording Secretary