

**MINUTES**  
**PALM BEACH COUNTY**  
**CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)**  
**October 11, 2018**

**1. CALL TO ORDER**

Mr. Wise requested the Board designate a member to chair the meeting since both the chair and vice chair were absent.

Mr. Oyola made a motion to have Ms. Walden chair the meeting. Mr. Rasper seconded the motion. The motion passed unanimously.

Acting Chair Walden called the meeting to order at 2:02 p.m. The meeting was conducted in Room 1W-47, Palm Beach County Planning, Zoning and Building Department, 2300 North Jog Road, West Palm Beach, Florida.

**A. ROLL CALL**

**MEMBERS PRESENT:**

Margie Walden, Public At-Large, Acting Chair  
Manny Oyola, Roofing Contractor  
Rex Kirby, Division I Contractor

Bart Rasper, Plumbing Contractor  
Steven Markel, HVAC Contractor  
Justin McIntosh, Alt - Public At-Large

**MEMBERS ABSENT:**

Marc Wiener, Architect, Chair

Ron Dixon, Engineer, Vice Chair

**OTHERS PRESENT:**

Doug Wise, Building Official, Palm Beach County  
Brad Brown, Deputy Building Official, Palm Beach County  
Dean Wells, Construction Services Coordinator  
Tom Banzhaf, Construction Services Coordinator  
Shannon Fox, Assistant County Attorney  
Anne Helfant, Assistant County Attorney  
Jacquelyn Anderson, Recording Secretary  
Giselle Badillo, Senior Secretary  
John Blake, Assistant Deputy of Inspections  
Martin Gauthier, Property Owner  
Kostas Pilkionis, Property Owner  
Jose Rodrigues, Student

**B. APPROVAL OF MINUTES**

Mr. Oyola made a motion to approve the minutes of September 13, 2018. Mr. McIntosh seconded the motion. The motion carried unanimously.

**2. ADDITIONS & DELETIONS**

None.

**3. OLD BUSINESS**

None.

**4. NEW BUSINESS**

Ms. Anderson administered an oath to all witnesses who planned to testify.

**A. 18-11 – 2552 BAHIA ROAD – MARTIN GAUTHIER**

Mr. Wise stated the case is an unsafe building identified by Mr. Wells.

Mr. Wells stated the building is a single-family dwelling built in 1962 and approximately 1,484 square feet. The carport is deteriorating. The roof has places that are open and accessible to the elements. The owner is requesting additional time to pull permits and submit plans.

Mr. Wise requested the County Staff report be admitted into evidence.

Mr. Gauthier requested additional time to get permits to remove the carport which includes a utility room. He will also need to move the electrical service in the utility room to the house. Mr. Gauthier stated he needed more time to get the engineering and permits and complete the demolition.

Board members questions Staff and Appellant. Discussion ensued.

Mr. Oyola made a motion to grant the Appellant 90 days to get his paperwork, engineering and permit completed.

Mr. Kirby seconded the motion. There was no additional discussion. The motion carried unanimously.

**B. 18-12 – 1531 DREXEL RD, LOT 51 – MEADOWBROOK MHP LLC**

No one was present on behalf of the Appellant. Mr. Wise requested the matter be tabled until a future meeting. Mr. Wise stated the Building Division was made aware that the Appellant sold the property, and Staff will send notice the new property owner of the Notice of Intent to Demolish.

Mr. McIntosh made a motion to table the matter. Several Board Members seconded the motion. The motion passed unanimously.

**5. BOARD MEMBER COMMENTS**

Ms. Walden made a motion to meet in November, cancel the December meeting, and resume meeting in January 2019.

Mr. Oyola seconded the motion. The motion carried unanimously.

**6. STAFF MEMBER COMMENTS**

None.

**7. ADJOURNMENT**

Acting Chair Walden adjourned the CBAA meeting at approximately 2:11 p.m.

Signed for the Board by,



Ron Dixon  
Vice Chairman

Respectfully submitted,  
Jacquelyn Anderson  
Recording Secretary