



# MINUTES

## CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS (CBAA)

MARCH 14, 2019

### CALL TO ORDER

Ron Dixon, Vice Chair, called the meeting to order at 2:00 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*  
Steven Markel, *HVAC Contractor*  
Manuel Oyola, *Roofing Contractor*

Fred K. Kutscher, *Electrical Contractor*  
Margie Walden, *Public At-Large*  
Justin McIntosh, *Alternate Public At-Large*

##### ii. **Others Present**

Brad Brown, *Deputy Building Official, Palm Beach County*  
Dean Wells, *Construction Services Coordinator*  
Shannon Fox, *Assistant County Attorney*  
Anne Helfant, *Assistant County Attorney*  
Giselle Badillo, *Recording Secretary*  
Darryl Jeremie, *Owner*

#### b. APPROVAL OF MINUTES

- i. Mr. Markel made a motion to approve the minutes of February 14, 2019. Mrs. Walden requested a small modification and a correction to the Minutes. Ms. Walden made a motion to approve the amended Minutes.

✓ **MOTION TO APPROVE THE CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS MINUTES AS AMENDED FOR FEBRUARY 14, 2019 MINUTES - GRANTED**

#### c. ADMINISTER OATH TO WITNESSES

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

### ADDITIONS & DELETIONS

- a. None

### NEW BUSINESS

- a. None

### OLD BUSINESS

#### a. 19-03 – 2942 GENOA PLACE – DFJ MANAGEMENT LLC

Mr. Dixon began discussion for Case 19-03.

Attorney Fox requested clarification if the case is new or old business, which Mr. Brown stated, that the case was both due to the fact that it has been before the Board in the past.

Mr. Brown briefly summarized the background and history of 2942 Genoa Place. The property is under new ownership since October 2018. Mr. Brown stated that Palm Beach County staff has visited the address in January and March 2019 since new ownership. The new owners provided engineering analysis and estimates.

Mr. Wells stated that the property remains secure. He has spoken to the new owner to find out what he plans on doing with the property. Mr. Wells testified that the owner stated he decided to rebuild. Mr. Wells also expressed some concern regarding the multiple ownership of the property without any changes.

Ms. Walden voiced her concern on the safety of the building as a whole. She wanted assurance that the unsafe condition of 2942 Genoa Place did not compromise the entire quad-plex.

**Discussion ensued.**

Mr. Jeremie, owner of DFJ Management LLC and property, was present for hearing. Mr. Jeremie testified since receiving notice of the intent to demolish he has made contact with an engineer, got a structure report, and has kept communication with Mr. Wells. He also has signed a contract for full renovation of property. He stated that he has full intention of submitting plans and following the necessary steps required.

**Discussion ensued.**

Ms. Walden made a motion to grant 30 days to apply and receive interior demo permit, and 60 days to have the plans submitted for the renovation with a signed and sealed engineers report to the Building Officials, and if not the demo permit resume.

Mr. Brown requested that the staff report be admitted into evidence.

- ✓ MOTION TO GRANT APPELLANT 30 DAYS TO APPLY AND RECEIVE INTERIOR DEMOLITION PERMIT; AND 60 DAYS TO HAVE PLANS FOR RENOVATION, WITH ENGINEER'S REPORT SIGNED AND SEALED, SUBMITTED TO PERMITTING – **GRANTED.**

**BOARD MEMBERS COMMENTS**

- a. None

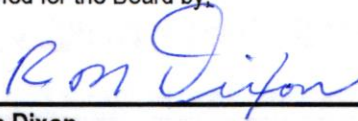
**STAFF COMMENTS**

- a. Next Board Meeting – APRIL 11, 2019

**ADJOURNMENT**

The CBAA meeting was adjourn on March 14, 2019 at approximately 2:16 pm by Chairman, Ron Dixon.

Signed for the Board by



**Ron Dixon**  
Chairman

Respectfully submitted,  
Giselle Badillo  
Recording Secretary