



## I. CALL TO ORDER

Margie Walden 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

Margie Walden, *Public At-Large*  
Bart Rasper, *Plumbing Contractor*  
Steven Markel, *HVAC Contractor*  
Manuel Oyola, *Roofing Contractor*  
Justin McIntosh, *Alternate Public At-Large*

#### ii. Members Absent

Fred K. Kutscher, *Electrical Contractor*  
Ron Dixon, *Engineer, Chair*  
Rex Kirby, *Division 1 Contractor, Vice Chair*

#### iii. 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*  
Chelsea Koester, *Assistant County Attorney*  
Robert Banks, *Assistant County Attorney*  
Giselle Badillo, *Recording Secretary*

### B. APPROVAL OF MINUTES

Mr. Oyola made a motion to approve the minutes of April 11, 2019. It was seconded, by Mr. McIntosh, and was unanimously carried.

✓ **MOTION TO APPROVE THE CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS MINUTES FOR APRIL 11, 2019 MINUTES - GRANTED**

### C. ADMINISTER OATH TO WITNESSES

Ms. Badillo swore in all present witnesses at 2:01 pm.

## II. ADDITIONS & DELETIONS

### A. JUNE 13, 2019 MEETING

The Board members discussed the possibility of cancelling the June 13, 2019 CBAA meeting due to the fact the County Attorneys will be out of town.

Mr. Wise recommended that the meeting be canceled.

Ms. Walden stated that the normal precedence was to cancel the July CBAA hearing due to the majority of the Board members being out of town.

Assistant County Attorney, Chelsea Koester, suggested that the meeting be rescheduled to the following week.

Mr. Oyola made a motion to have CBAA Board to meet on June 20, 2019 instead of June 13. In addition, he made a motion to cancel the July 11<sup>s</sup> CBAA meeting. Mr. McIntosh seconded the motions. The motions were passed unanimously.

- ✓ **MOTION TO RESCHEDULE THE JUNE 13'S CBAA TO THE FOLLOWING WEEK ON JUNE 20, 2019 – GRANTED**
- ✓ **MOTION TO CANCEL THE CBAA MEETING SCHEDULED ON JULY 11, 2019 – GRANTED**

#### **B. REARRANGEMENT OF AGENDA BUSINESS**

Mr. Wise advised the Board that the appellant for CBAA case 18-09 -15924 82<sup>nd</sup> Lane notified the PBC Staff that she will be arriving late to the hearing due to delays in travel. Therefore, it was requested that item A under "New Business" be heard after "Old Business."

Mr. Markel made the motion to have the item A under "New Business" after "Old Business." The motion was unanimously carried after being seconded by Mr. Oyola in the Board.

- ✓ **MOTION TO HEAR CBAA CASE 18-09 FROM NEW BUSINESS IN THE AGENDA TO AFTER OLD BUSINESS – GRANTED**

No other additions or deletions were brought forth for consideration to the Board.

### **III. OLD BUSINESS**

#### **A. 18-09 – 7588 SIERRA TERRACE E.- LISA FOREMAN**

Ms. Walden opened the discussion for case 18-09.

Appellant was not present.

Mr. Wise reminded the Board of the case regarding 7588 Sierra Terrace E. - LISA FOREMAN and there request that the client return to the Board with an update.

Mr. Wells explained to the Board that appellant did not apply for the permit within the 60 days requested but it was applied for shortly after the deadline. He provided information on the permit number and clarified that although it was not done in the time allotted a permit for renovation was pulled and appellant did eventually comply with the Board's Order.

**Discussion ensued.**

There was a consensus that appellant met the requirement. No further action is needed.

#### **B. 18-14 – 4861 CLINTON BLVD - BRANDON CABRERA (NEW OWNER)**

Mr. Wise informed that this case was previously heard before the Board in January and an Order was issued.

Mr. Wells relayed the information that the Board Order issued in January was for the owner of the property at that time. The property has since then changed ownership, and the current owner has complied with the order.

Mr. Cabrera was not present. Mr. Wells informed the Board, that he has pulled a permit to demolish the property.

**Discussion ensued.**

There was a consensus that appellant met the requirement. No further action is needed.

**C. 19-03 – 2942 GENOA PLACE – DFJ MANAGEMENT LLC/DARRYL JEREMIE**

Mr. Wise began the discussion informing the Board that the appellant has submitted an engineer's report and the new owner is expected to renovate the property.

Mr. Wells testified that the new owner applied for a permit that is currently in the process of being reviewed. The plans were brought in to show the Board.

Mr. Wise asked that the Board give the appellant 90 days to provide a status update.

Mr. Rasper made a motion to give appellant an additional 90 days for a status update, seconded by Mr. Markel. The motion passed unanimously.

✓ **MOTION TO PROVIDE AN EXTENSION OF 90 DAYS TO PROVIDE A STATUS UPDATE. - GRANTED**

**IV. BOARD MEMBERS COMMENTS**

Mr. Rasper was welcomed back as a CBAA member.

**V. STAFF COMMENTS**

**A. BOYNTON WATERS**

Mr. Wells informed the Board of Boynton Waters regarding the units being out to bid.

Ms. Walden wanted clarification on what such information entails.

Mr. Wells explained that once the contracts have been granted then PBC Facilities will provide a BAS statement and the five units will be demolished.

**Discussion ensued.**

**B. NEXT BOARD MEETING**

Next board hearing is now scheduled for JUNE 20, 2019.

**VI. NEW BUSINESS**

**A. 19-07 – 15924 82<sup>ND</sup> LANE – TENISHA BLAIR**

Appellant was not present, but it was decided that appellant was properly notified and case was heard.

Mr. Wells informed the Board that Code Enforcement requested that he visit and inspect the property. He provided testimony that the structure was suffering from structural, electrical and mechanical problems. He attested that although repairs were done to the structure but nothing was done with the benefit of permits.

Mr. Wells stated that according to the house owner, she has not been living on the property for seven years and squatters have occupied her property unbeknownst to her.

**Discussion ensued.**

Mr. Wise suggested that the case be tabled for the next hearing so that the appellant may be present. His other suggestion

was to grant the appellant three months to make repairs.

**Discussion ensued.**

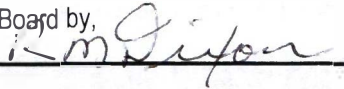
Mr. Oyola made a motion to grant the appellant three months to get the repairs in order and present themselves before the Board. Mr. McIntosh seconded the motion that passed unanimously.

✓ **MOTION TO PROVIDE 90 DAYS FOR APPELLANT TO BE PRESENT IN FRONT OF THE BOARD AND TO GET THE AFFAIRS IN ORDER – GRANTED.**

**VII. ADJOURNMENT**

The CBAA meeting was adjourn on May 9, 2019 at approximately 2:24

Signed for the Board by,



**Ron Dixon**  
**Chair**

Respectfully submitted,  
Giselle Badillo  
Recording Secretary