



Palm Beach County  
CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS (CBAA)  
NOVEMBER 14, 2019 MEETING  
**MINUTES**

### I. CALL TO ORDER

Ron Dixon, 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

##### *Members Present*

Ron Dixon, *Engineer, Chair*

Bart Rasper, *Plumbing Contractor*

Manuel Oyola, *Roofing Contractor*

Rex Kirby, *Division 1 Contractor, Vice Chair*

Steven Markel, *HVAC Contractor*

##### *Members Absent*

Fred K. Kutscher, *Electrical Contractor*

Margie Walden, *Public At-Large*

Jessica Dornblaser, *Architect*

Justin McIntosh, *Alternate Public At-Large*

##### *Others Present*

Doug Wise, *Building Official (PBC)*

Tammy Nevin, *Contractors Certification Field Investigator (PBC)*

Dean Wells, *Construction Services Coordinator (PBC)*

Anne Helfant, *Assistant County Attorney*

Jacquelyn Anderson, *Recording Secretary*

Trevor Wallace, *Contractor*

Arlene Strauss, *Property Owner*

Chris Steers, *Contractor*

Spencer Golden, *Attorney*

Jamie Illicete, *Contractors Certification Field Investigator (PBC)*

Jason Griffith, *Contract Manager (PBC)*

Nicole Davis, *Administrative Assistant (PBC)*

Shannon Fox, *Assistant County Attorney*

Robert Meyer, *Contractor*

Ken Zerkowski, *Property Owner*

Michael Pereira, *Contractor*

John K. Vittie, *Contractor*

John Humpage, *Contractor (via telephone)*

#### B. Approval of Minutes

- ✦ Mr. Oyola made a motion to approve the September 12, 2019 meeting minutes. Mr. Markel seconded the motion. The motion carried unanimously.

#### C. Administer Oath to Witnesses

Ms. Anderson administered an oath to the witnesses testifying in the proceedings.

### II. ADDITIONS AND DELETIONS

Mr. Rasper added a vote to cancel the December meeting to the agenda under New Business.

### III. NEW BUSINESS

#### A. December CBAA Meeting

- ✦ Mr. Rasper made a motion to cancel the December 2019 CBAA meeting and resume in January 2020. Mr Oyola seconded the motion. The motion carried unanimously.

### IV. OLD BUSINESS

#### A. 18-17 – 16825 89<sup>TH</sup> PL N – Kenneth Zerkowski

Mr. Wise requested to admit the updated County Staff Report into evidence.

Mr. Wells stated there was no new information to add to the case.

Mr. Zerkowski gave an updated regarding all structures on the property. The final inspections have passed for permit B-2010-017151-0000. The contractor has requested a TCO. The two outbuildings are still in progress. Mr. Zerkowski stated there were delays due to Hurricane Dorian. He requested an additional 30 days to complete all the permits.

Board members questioned the Appellant and Staff and discussion ensued.

- ✦ Mr. Kirby made a motion to grant 30 days to obtain a Certificate of Occupancy on the main building and have all permits for the accessory buildings active.

Discussion ensued.

- ✦ Mr. Kirby modified the motion to grant the Appellant 30 days to obtain a Certificate of Occupancy on the main building and to have a permit with a licensed contractor for the other two buildings; otherwise, we will proceed with demolition orders. Mr. Oyola and Mr. Rasper seconded the motion. Discussion ensued. The motion carried unanimously.

B. 19-07 – 15924 82<sup>nd</sup> Lane – Tenisha Blair

Mr. Wise requested to admit the updated County Staff Report into evidence.

Mr. Wells stated there has been no change to the property physically. No action has been taken other than electrical permit application that was submitted. The electrical permit application is delayed due to the other missing required permits needed for plumbing, mechanical and roof.

No one was present on behalf of the Appellant.

Board members questioned Staff and discussion ensued.

- ✦ Mr. Oyola made a motion to demolish the structure. Discussion ensued. Mr. Oyola withdrew the motion.

Discussion ensued.

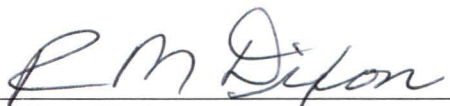
- ✦ Mr. Markel made a motion to table the matter until the January 2020 meeting. Mr. Oyola seconded the motion. The motion carried unanimously.

## V. ADJOURN AS CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS (CBAA)

- ✦ Mr. Markel made a motion to adjourn as the CBAA. Mr. Oyola seconded the motion. The motion carried unanimously.

Chair Ron Dixon adjourned the meeting as the CBAA at approximately 2:35 PM.

Signed for the Board by,



Ron Dixon, Chair

Respectfully submitted by  
Jacquelyn Anderson, Recording Secretary