



AGENDA – July 23rd, 2025

CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS (CBAA)

Robert DiPietro, Sr., Electrical Contractor

William B. Schuh, Jr. Member of the General Public

Franklin Jandreau, Plumbing Contractor

Duane Millar, Engineer

Peter Robinson, Division 1 Contractor

Diana Hoffman, Architect

Michael Lue, P.E. Code or Structural Inspector

Bryant Jenks Engineer

Kathryn Casano-Radecke, Chair

David Checchi, - Contractor Licensing Investigator

The **Construction Board of Adjustment & Appeals** will meet at

12:30 PM on Tuesday, July 23rd, 2025, at

Indian River County Administration Complex

Building A - County Commission Chambers

1801 27th Street, Vero Beach, FL

9 members / 7 quorum

AGENDA

1. **Call to Order**

2. **Roll Call**

3. **Election of Officers**

a. Chair

b. Vice Chair

4. **Testimonial Oath**

5. **Approval of Minutes**

February 4th, 2025 - *Action required*

6. **Case Presentations**

7. **Case Presentations**

a. **File 25-03**

Job Location:

Complaint:

Karla Guevara – Qualifier, Familyfirst Roofing Group LLC

5835 59th Ct Vero Beach

Case closed – contractor offered reimbursement - Project abandonment

No Action required

b. **File 25-04**

Job Location:

Complaint:

Karla Guevara – Qualifier, Familyfirst Roofing Group LLC

4257 27th Ave Vero Beach

Project mismanagement / negligence / Project abandonment

Action required

c. **File 25-05**

Job Location:

Complaint:

Karla Guevara – Qualifier, Familyfirst Roofing Group LLC

170 11th Ave Vero Beach

Project mismanagement / negligence / Project abandonment

Action required

d. **File 25-06:**

Job location:

Complaint:

Karla Guevara – Qualifier, Familyfirst Roofing Group LLC

685 11th St Vero Beach, FL

Project mismanagement / negligence / Project abandonment

Action required

- e. **File 25-07:** Karla Guevara – Qualifier, Familyfirst Roofing Group LLC
Job location: 4255 Amelia Plantation Ct. Beach, FL
Complaint: **Case closed** – contractor offered reimbursement - Project abandonment
 No action required

Citations pending: Karla Guevara – Qualifier, Familyfirst Roofing Group LLC

\$500 Citation #0719 issued 4/23/25: Failure to commence work in 90 days. Failure to resolve complaint at 5835 59th Ct Vero Beach.

\$1000 Citation #0602 Hiring unlicensed contractors & Acts/Omissions issued 5/29/25 at 110 Cache Cay Dr Vero Beach.

Action required

(Cont.)

- f. **File 25-08:** David Hlewicki – Qualifier Designer Pools & Enclosures, LLC
Job location: 7815 130TH Ave Fellsmere
Complaint: Negligence / Mismanagement - Action required
 Action required

- g. **File 25-09:** David Hlewicki – Qualifier Streamline Pools & Spas, LLC
Job location: 5740 1st Rd Vero Beach
Complaint: Disregard for county ordinances / Mismanagement
 Action required

8. **Adjournment**

Except for those matters specifically exempted under State Statute and Local Ordinance, the Committee shall provide an opportunity for public comment prior to the undertaking by the Committee of any action on the agenda. Public comment shall also be heard on any proposition on which the Committee is to take action which was either not on the agenda or distributed to the public prior to the commencement of the meeting. Anyone who may wish to appeal any decision which may be made at this meeting will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is based.