

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
BOARD APPOINTMENT SUMMARY**

Meeting Date: July 8, 2025

Department: Planning, Zoning & Building Department

Submitted By: Building Division

Advisory Board Name: Construction Board of Adjustments and Appeals (CBAA)

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: appointment of one (1) new member and reappointment of one (1) current member to the Construction Board of Adjustments and Appeals (CBAA) for the term July 8, 2025 through July 7, 2028:

<u>Appointment</u>	<u>Seat</u>	<u>Requirement</u>	<u>Nominated by</u>
John E. Tuckus	9	At-Large: Resident	Self Nominated
<u>Reappointment</u>	<u>Seat</u>	<u>Requirement</u>	<u>Nominated by</u>
Bart Rasper	1	Plumbing Contractor	Plumbing Air Conditioning Contractors Industry Fund

Summary: The CBAA hears appeals of decisions and interpretations of the Building Official, and consider variances of the technical codes. The CBAA was established by Palm Beach County Ordinance 89-31 and amended in 2002. The term of office for Board members is three (3) years, with a limit of three (3) consecutive three (3)-year terms. The Board is comprised of nine (9) regular members: one (1) architect, one (1) engineer, one (1) HVAC contractor, one (1) plumbing contractor, two (2) Division 1 contractors, one (1) electrical contractor, one (1) roofing contractor, one (1) member at-large from the public; and two (2) alternate members. The Board has 11 seats with 6 currently filled.

Background and Justification: Palm Beach County Ordinance 89-31, as amended in 2002, established the CBAA. Per Palm Beach County Ordinance 2017-044, Palm Beach County Amendments to the Florida Building Code, 6th Edition (2017), as defined in Section 113.5 of the Palm Beach County Amendments to the Florida Building Code, CBAA shall have the power to hear appeals of decisions and interpretations of the Building Official, and consider variances of the technical codes.

Attachments:

1. Board/Committees Applications
2. Resume
3. Nomination Letter
4. CBAA Attendance
5. Section 113 of the Palm Beach County Amendments to the Florida Building Code, 6th Edition (2017)

Recommended By: W. King 6/26/25
Department Director Date

Legal Sufficiency: _____
Assistant County Attorney Date

II. REVIEW COMMENTS

A. Other Department Review:

Department Director

Date

REVISED 06/92
ADM FORM 03
(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
BOARDS/COMMITTEES APPLICATION**

The information provided on this form will be used in considering your nomination. Please COMPLETE SECTION II IN FULL. Answer "none" or "not applicable" where appropriate. Please attach a biography or résumé to this form.

Section I (Department): (Please Print)

Board Name: Construction Board of Adjustment and Appeals Advisory ☒ Not Advisory ☐

☒ At Large Appointment or ☐ District Appointment /District #: _____

Term of Appointment: 3 Years. From: 7/8/2025 To: 7/7/2028

Seat Requirement: Palm Beach County Resident Seat #: 9

☐ *Reappointment or ☒ New Appointment

or ☐ to complete the term of _____ Due to: ☐ resignation ☐ other

Completion of term to expire on: _____

***When a person is being considered for reappointment, the number of previous disclosed voting conflicts during the previous term shall be considered by the Board of County Commissioners: _____**

Section II (Applicant): (Please Print)

APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT

Name: Tuckus John Edward
Last First Middle

Occupation/Affiliation: Architect

Owner ☐ Employee ☒ Officer ☐

Business Name: REG Architects

Business Address: 120 S. Olive Avenue, Suite 210

City & State: West Palm Beach, Florida Zip Code: 33401

Residence Address: 5901 Camino Del Sol, #401

City & State: Boca Raton, Florida Zip Code: 33433

Home Phone: (561)827-3160 Business Phone: 561659-2383 Ext. _____

Cell Phone: (561)827-3160 Fax: ()

Email Address: JohnTuckus@hotmail.com

Mailing Address Preference: ☐ Business ☒ Residence

Have you ever been convicted of a felony: Yes _____ No X

If Yes, state the court, nature of offense, disposition of case and date: _____

Minority Identification Code: ☒ Male ☐ Female
☐ Native-American ☐ Hispanic-American ☐ Asian-American ☐ African-American ☒ Caucasian

Section II Continued:

CONTRACTUAL RELATIONSHIPS: Pursuant to Article XIII, Sec. 2-443 of the Palm Beach County Code of Ethics, advisory board members are prohibited from entering into any contract or other transaction for goods or services with Palm Beach County. Exceptions to this prohibition include awards made under sealed competitive bids, certain emergency and sole source purchases, and transactions that do not exceed \$500 per year in aggregate. These exemptions are described in the Code. This prohibition does not apply when the advisory board member's board provides no regulation, oversight, management, or policy-setting recommendations regarding the subject contract or transaction and the contract or transaction is disclosed at a public meeting of the Board of County Commissioners. To determine compliance with this provision, it is necessary that you, as a board member applicant, identify all contractual relationships between Palm Beach County government and you as an individual, directly or indirectly, or your employer or business. This information should be provided in the space below. If there are no contracts or transactions to report, please verify that none exist. Staff will review this information and determine if you are eligible to serve or if you may be eligible for an exception or waiver pursuant to the code.

Contract/Transaction No.	Department/Division	Description of Services	Term
Example: (R#XX-XX/PO XX)	Parks & Recreation	General Maintenance	10/01/00-09/30/2100
(Attach Additional Sheet(s), if necessary)			
OR			
NONE	<input checked="" type="checkbox"/>	NOT APPLICABLE/ (Governmental Entity)	<input type="checkbox"/>

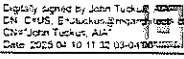
ETHICS TRAINING: All board members are required to read and complete training on Article XIII of the Palm Beach Code, the Palm Beach County Code of Ethics. Training on the Palm Beach County Code of Ethics can be found on the web at: <http://www.palmbeachcountyethics.com/training.htm>. Ethics training is on-going, and pursuant to PPM CW-P-79 is required before appointment, and upon reappointment. All board members must also be familiar with the State of Florida Code of Ethics, (Chapter 112, part III of the Florida Statutes), and the Florida Sunshine Law.

By signing below I agree to abide by the Palm Beach County Code of Ethics, and acknowledge that I have received the required Ethics training (in the manner checked below):

<input checked="" type="checkbox"/>	By watching the training program on the Web, DVD or VHS on	04/09	20	25
<input type="checkbox"/>	By attending a live presentation given on		20	

AND

By signing below I acknowledge that I have read, understand and agree to abide by the Florida Sunshine Law and the State of Florida Code of Ethics, Chapter 112, part III of the Florida Statutes:

*Applicant's Signature:  Printed Name: John Tuckus Date: 04/10/2025

(NOTE: Signature must be an actual signature or an electronic signature. A "typed" signature (name) will not be accepted)

Any questions and/or concerns regarding Article XIII of the Palm Beach County Code of Ethics, please visit the Commission on Ethics website www.palmbeachcountyethics.com or contact us via email at ethics@palmbeachcountyethics.com or (561) 233-0724.

Return this FORM to:

Yvonne Wamsley
Agenda Coordinator

Section III (Commissioner, if applicable):

Appointment to be made at BCC Meeting on: _____

Commissioner's Signature: _____ Date: _____

Pursuant to Florida's Public Records Law, this document may be reviewed and photocopied by members of the public.

Revised 01/09/2023

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
BOARDS/COMMITTEES APPLICATION

The information provided on this form will be used in considering your nomination. Please **COMPLETE SECTION II IN FULL**. Answer "none" or "not applicable" where appropriate. Please attach a biography or résumé to this form.

Section I (Department): (Please Print)

Board Name: Construction Board of Adjustment and Appeals (CBAA) Advisory ☒ Not Advisory ☐

☒ At Large Appointment or ☐ District Appointment /District #:

Term of Appointment: 3 Years. From: 07/08/2025 To: 07/06/2028

Seat Requirement: Plumbing Contractor Seat #: 1

☒ *Reappointment or ☐ New Appointment

or ☐ to complete the term of Due to: ☐ resignation ☐ other

Completion of term to expire on:

*When a person is being considered for reappointment, the number of previous disclosed voting conflicts during the previous term shall be considered by the Board of County Commissioners:

Section II (Applicant): (Please Print)
APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT

Name: Rassper Bart Allen
Last First Middle

Occupation/Affiliation: Plumbing Contractor

Owner ☒ Employee ☐ Officer ☐

Business Name: Alpha Plumbing Services Inc.

Business Address: 4581 Charlotte St

City & State West Palm Beach Zip Code: 33417

Residence Address: Same as above

City & State Zip Code:

Home Phone: (561) 686-0945 Business Phone: (561) 686-1007 Ext.

Cell Phone: (561) 373-9442 Fax: (561) 683-3075

Email Address: bart@alphaplumbingservices.com

Mailing Address Preference: ☒ Business ☐ Residence

Have you ever been convicted of a felony: Yes No ☒

If Yes, state the court, nature of offense, disposition of case and date:

Minority Identification Code: ☒ Male ☐ Female
☐ Native-American ☐ Hispanic-American ☐ Asian-American ☐ African-American ☒ Caucasian

CONTRACTUAL RELATIONSHIPS: Pursuant to Article XIII, Sec. 2-443 of the Palm Beach County Code of Ethics, advisory board members are prohibited from entering into any contract or other transaction for goods or services with Palm Beach County. Exceptions to this prohibition include awards made under sealed competitive bids, certain emergency and sole source purchases, and transactions that do not exceed \$500 per year in aggregate. These exemptions are described in the Code. This prohibition does not apply when the advisory board member's board provides no regulation, oversight, management, or policy-setting recommendations regarding the subject contract or transaction and the contract or transaction is disclosed at a public meeting of the Board of County Commissioners. **To determine compliance with this provision, it is necessary that you, as a board member applicant, identify all contractual relationships between Palm Beach County government and you as an individual, directly or indirectly, or your employer or business.** This information should be provided in the space below. If there are no contracts or transactions to report, please verify that none exist. Staff will review this information and determine if you are eligible to serve or if you may be eligible for an exception or waiver pursuant to the code.

<u>Contract/Transaction No.</u>	<u>Department/Division</u>	<u>Description of Services</u>	<u>Term</u>
<u>Example: (R#XX-XX/PO XX)</u>	<u>Parks & Recreation</u>	<u>General Maintenance</u>	<u>10/01/00-09/30/2100</u>
<u>N/A</u>			
<u>N/A</u>			
<div>(Attach Additional Sheet(s), if necessary) OR</div>			
NONE <input checked="" type="checkbox"/>		NOT APPLICABLE/ (Governmental Entity) <input type="checkbox"/>	

ETHICS TRAINING: All board members are required to read and complete training on Article XIII, the Palm Beach County Code of Ethics, and read the State Guide to the Sunshine Amendment. **Article XIII, and the training requirement can be found on the web at: <http://www.palmbeachcountyethics.com/training.htm>.** Ethics training is on-going, and pursuant to PPM CW-P-79 is required before appointment, and upon reappointment.

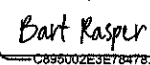
By signing below I acknowledge that I have read, understand, and agree to abide by Article XIII, the Palm Beach County Code of Ethics, and I have received the required Ethics training (in the manner checked below):

☒ By watching the training program on the Web, DVD or VHS on June 25, 2025

☐ By attending a live presentation given on _____, 20____

AND

By signing below I acknowledge that I have read, understand and agree to abide by the Guide to the Sunshine Amendment & State of Florida Code of Ethics:

*Applicant's Signature: 

Printed Name: Bart Rasper

Date: 6/25/2025

Any questions and/or concerns regarding Article XIII, the Palm Beach County Code of Ethics, please visit the Commission on Ethics website www.palmbeachcountyethics.com or contact us via email at ethics@palmbeachcountyethics.com or (561) 355-1915.

Return this FORM to:
Bianca Filiponi, Palm Beach County Planning, Zoning and Building
Building Division 2300 North Jog Road, West Palm Beach, Florida 33411

Section III (Commissioner, if applicable):

Appointment to be made at BCC Meeting on: _____

Commissioner's Signature: _____ Date: _____

John Tuckus, AIA, NCARB

Summary: With 24 years of Architectural experience in South Florida and the Caribbean and being dual trained in Architecture and Planning, I have been responsible for successfully managing Architectural and Planning projects with particular emphasis on Schematic Design, Site Planning, Construction Documents, LEED, Life Safety Analysis, Project Management and Construction Administration.

Experience: *REG Architects*
2023- Current
Senior Project Manager

Leo A Daly
2017 - 2023
Project Manager

Slattery & Associates
2014-2017
Project Architect

REG Architects
2009 - 2014
Project Manager

JMWA Architects
2005 - 2008
Project Manager

PGAL
2000 – 2003
Intern Architect

Education: *Florida Atlantic University*
Bachelors Architecture/Urban & Regional Planning
Magna Cum Laude

Professional Affiliations: *National Council of Architectural Registration Boards*
NCARB Record #714237
Florida Registered Architect
AR103981

American Institute of Architects
Architect Member # 30178072

AIA Palm Beach
Committee on the Environment

City of West Palm Beach
Sustainable Advisory Committee

Cal OES Safety Assessment Program
Florida ID# 89105

**ALPHA PLUMBING SERVICES, INC.**

4581 Charlotte Street
West Palm Beach, FL 33417
AlphaPlumbing@bellsouth.net

(561)686-1007
(561)683-3075 Fax
LIC # CFC056902

Bart A. Rasper
LIC #CFC056902
4581 Charlotte St. West Palm Beach, FL 33417
(561)686-1007 (Phone)
(561)683-3075 (Fax)
AlphaPlumbing@bellsouth.net

EXPERIENCE

- More than 30 years in residential and commercial plumbing including medical gas, backflow testing and certification, service, and repairs. Have been responsible for founding and building the corporation of Alpha Plumbing Services, Inc.

EMPLOYMENT

- **Apprenticeship Training** **1976-1984**
 - Responsible for all phases of plumbing including 1st, 2nd, and 3rd rough in, remodel, new construction, service, and repairs.
- **Farmer and Irwin** **1984-01/1995**
 - Involved in all aspects of plumbing including new construction, service, remodel, repairs, medical gas lines, and the testing and repairing of backflow prevention devices.
- **Stokes Plumbing** **01/1995-09/1995**
 - Involved in all aspects of residential and commercial plumbing services.
- **Power Plant- St. Lucie Plant** **09/1995-02/1996**
 - Responsible for repairs and maintenance of the nuclear power plant facility.
- **Power Plant- Turkey Point Nuclear Plant** **02/1996-05/1996**
 - Responsible for repairs and maintenance of the nuclear power plant facility.
- **Alpha Plumbing Services, Inc.** **05/1996-Present**
 - Certified in medical gas, backflow testing and repairs. Member of the PHCC, the PAC, and the Local 630 Plumbers and Pipefitters Union. Experience in Clay-Valves, pumps and drives, high pressure water jetting, controls, video and locator. Responsible for plumbing maintenance and repairs of area hospitals and condominiums.

#1682 P.001/001

BRUCE KATHLEEN PA

NOV.20.2008 15:26



Board of County Commissioners
Palm Beach County Planning, Zoning and Building
2300 North Jog Road, West Palm Beach, FL 33411

May 12th, 2025

To Whom it may concern,

I am writing to express my interest in becoming a member of the Construction Board of Adjustment and Appeals and to present my qualifications to facilitate your selection. As a Florida licensed architect with 25 years of experience in the industry, I am eager to contribute my expertise in design, codes, zoning regulations, and building construction to assist and support the mission of the board.

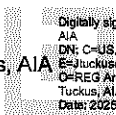
Throughout my career, I have been actively engaged in various projects that required a comprehensive understanding of local and national building regulations. My work has involved collaborating closely with regulatory agencies, ensuring compliance with zoning laws, and navigating the complexities of the permitting process. This experience has not only honed my technical skills but has also enabled me to advocate effectively for both clients and the community, balancing innovative design solutions with legal requirements.

My educational background in Architecture and Urban Planning, combined with my licensure, affirms my commitment to upholding the highest standards of safety and performance in the built environment and I believe my proactive approach to problem-solving has empowered me to address challenges creatively while adhering to regulatory frameworks.

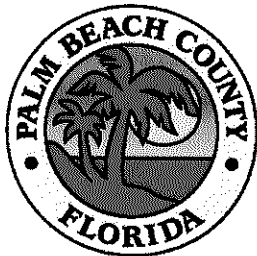
Furthermore, I believe that serving on the Construction Board of Adjustment and Appeals would provide me with an opportunity to give back to the community and I am prepared to bring a thoughtful and balanced perspective to the board, advocating for fair assessments of construction variances and appeals while prioritizing public safety and local development goals.

I am excited about the possibility of contributing to the board’s mission while positively impacting our community’s-built environment and look forward to the opportunity of discussing my qualifications further. Thank you for considering my nomination

Sincerely,

John Tuckus, AIA
 Digitally signed by John Tuckus,
AIA
DN: C=US,
E=jtuckus@regarchitects.com,
O=REG Architects, CN=John
Tuckus, AIA
Date: 2025.05.12 20:18:38-04'00'

John Tuckus, AIA, NCARB
REG Architects Inc.



CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS (CBAA)

LOCAL CONSTRUCTION REGULATION BOARD (LCRB)

FLOOD DAMAGE PREVENTION BOARD (FDPB)

2300 North Jog Road, 1st Floor Room 1W-47

West Palm Beach, FL 33411

ATTENDANCE

2023

MONTHS	Rex Kirby	Jessica Dornblaser	Manuel Oyola	Bart Rasper	Steven Markel	Timothy Wingate	Ron Dixon	William Reicherter
January								
February								
March - CANCELLED								
April								
May - CANCELLED								
June - CANCELLED								
July - CANCELLED								
August								
September								
October - CANCELLED								
November - CANCELLED								
December								

2024

MONTHS	Rex Kirby	Jessica Dornblaser	Manuel Oyola	Bart Rasper	Steven Markel	Timothy Wingate	William Reicherter	Michael Riemer
January - CANCELLED								
February								
March								
April - CANCELLED								
May - CANCELLED								
June - CANCELLED								
July								
August								
September								
October - CANCELLED								
November - CANCELLED								
December (No Quorum)								

2025

MONTHS	Rex Kirby	Jessica Dornblaser	Manuel Oyola	Bart Rasper	Steven Markel	Timothy Wingate	William Reicherter	Michael Riemer
January								
February- CANCELLED (no cases)								
March - CANCELLED (no cases)								
April - CANCELLED (no cases)								
May - CANCELLED (no cases)								
June								
July								
August								
September								
October								
November								
December								

SECTION 113
CONSTRUCTION BOARD
OF ADJUSTMENT AND APPEALS

113.1 Appointment. There is hereby established a board to be called the Construction Board of Adjustment and Appeals, which shall consist of nine regular members and two alternates. The applicable governing body shall appoint the Board.

113.2 Membership and Terms.

113.2.1 Membership. The Construction Board of Adjustment and Appeals shall consist of nine regular members plus two alternate members. Regular board members shall be composed of individuals with knowledge and experience in the technical codes to include, to the greatest extent possible, an architect, engineer, two Division I contractors (GC, BC, or RC), electrical contractor, HVAC contractor, plumbing contractor, a member at large from the public, and any other contractor licensed category. In addition to the regular members, there should be two alternate members, one member with the qualifications referenced above and one member at large from the public. A board member shall not act in a case in which he or she has a personal or financial interest.

113.2.2 Terms. The terms of office of the regular board members shall be for three (3) years and staggered so no more than one-third of the board is appointed or replaced in any 12-month period. The two alternates shall serve three-year terms. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. No board member shall be appointed or re-appointed to this board for more than three (3) consecutive, three (3) year terms.