

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
BOARD APPOINTMENT SUMMARY

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Meeting Date: August 19, 2025

Department: Planning, Zoning & Building Department

Submitted By: Building Division

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

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I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: appointment of one (1) member to the Construction Board of Adjustments and Appeals (CBAA) for the term August 19, 2025 through August 18, 2028:

<u>Appointment</u>	<u>Seat</u>	<u>Requirement</u>	<u>Nominated by</u>
Steve T. Young	8	Division I Contractor	AGC Florida East Coast Chapter

**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 8 currently filled. Countywide (RM)

**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, 6<sup>th</sup> 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)

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Recommended By: W. J. Gaudin 7/28/25  
Department Director Date

Legal Sufficiency: [Signature] 7/28/25  
Assistant County Attorney Date

**II. REVIEW COMMENTS**

**A. Other Department Review:**

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**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 Appeal(CBAA)      Advisory ☒      Not Advisory ☐

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

Term of Appointment:      3      Years.      From:      8/19/2025      To:      8/18/2028

Seat Requirement:      Division I Contractor      Seat #:      8

☐ \*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:      Young      Steve      Taylor  
                 Last      First      Middle

Occupation/Affiliation:      Director of Preconstruction at Gast Construction Group

Owner ☐      Employee ☒      Officer ☐

**Business Name:**      Gast Construction Group

**Business Address:**      333 Southern Blvd #102

City & State      West Palm Beach, FL      Zip Code:      33405

**Residence Address:**      3201 NW 27<sup>th</sup> Terrace

City & State      Boca Raton, FL      Zip Code:      33434

Home Phone:      (      )      Business Phone:      (561)281-1001      Ext.      \_\_\_\_\_

Cell Phone:      ( 954 ) 608-1220      Fax:      (      )      \_\_\_\_\_

Email Address:      Steve.young@gastconstructiongroup.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

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.

<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 &amp; Recreation</u>	<u>General Maintenance</u>	<u>10/01/00-09/30/2100</u>
_____	_____	_____	_____
_____	_____	_____	_____
(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, 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.palmbeachcountvethics.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 17th 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: Steve Young Date: 6.17.25

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](http://www.palmbeachcountyethics.com) or contact us via email at [ethics@palmbeachcountyethics.com](mailto:ethics@palmbeachcountyethics.com) or (561) 355-1915.

Return this FORM to:  
Michelle Carter, 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: \_\_\_\_\_



GAST CONSTRUCTION GROUP, INC.

"Steve's quality of work is unmatched in pre-planning and estimating. He is transparent with clients and will be real about cost and expectations." – Allen Gast, President



## STEVE YOUNG

DIRECTOR OF PRECONSTRUCTION

### RESPONSIBILITIES

As Director of Preconstruction for Gast Construction Group, Steve is involved in all facets of preconstruction. His duties include project pre-planning, scheduling, cost control, contract negotiations and administration, staging and logistics planning, and project estimating, to name a few.

### YEARS OF EXPERIENCE

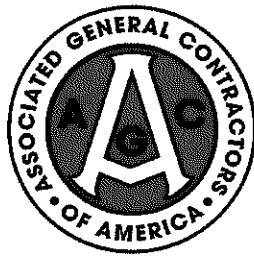
14+

### EDUCATION & CERTIFICATIONS

- Project Manager Development Certificate
- Bachelor of Arts Small Business & Entrepreneurship – Florida Atlantic University
- General Contractor License #CGC1531189 (Inactive)

### PROJECT EXPERIENCE

Over his career, Steve has been involved in both project management and project preconstruction. He has priced out a long list of jobs for many different scopes of work over his 14+ years of experience. He has expertise in both commercial and residential construction and keeps a great relationship with our subcontractors. Steve also has advanced knowledge of modern construction software, such as Procore, Foundation, Bluebeam, Microsoft Office, Tracker, ProjectMates, and Sage. Steve also has many years of experience with project oversight, as he is involved in Project Management when the project starts construction. He works directly with the Project Manager to ensure a smooth turnover, and a high quality of work from start to finish.



# AGC

## FLORIDA EAST COAST

THE CONSTRUCTION ASSOCIATION

**Michelle Anaya DePotter**  
Chief Executive Officer

July 10, 2025

### 2025 Board of Directors

#### Officers

**President**  
**Chris Long**  
Kaufman Lynn Construction

**Sr. Vice President**  
**Mike Ciabattari**  
Ferreira Construction

**Vice President**  
**Matthew Marks**  
Moss

**Secretary/Treasurer**  
**Brian Muller**  
Rehmann

**Past President**  
**Rex Kirby**  
Verdex Construction

#### Directors

**Allen Gast**  
Gast Construction Group

**Mickhel Green**  
Cooper Construction Management & Consulting

**Adam Linkhorst\***  
Linkhorst & Hockin, P.A.

**Michael MacDonald**  
KAST Construction

**Brent Martin**  
Morganti

**Patrick Painter**  
Hedrick Brothers Construction

**Brett Rosenhaus**  
Acrisure

**Mike Senecal**  
Southeast Mechanical Contractors

**Michael Thomas**  
The Weitz Company

**Dan Touchet**  
Brown & Brown

**Mike Tucker**  
Maschmeyer

\*General Counsel

Ms. Whitney Carroll, Esq., AICP  
Executive Director  
Palm Beach County  
Planning, Zoning & Building  
2300 N. Jog Road  
West Palm Beach, FL 33411-2741

RE: AGC Nomination Request For Appointment To PBC CBAA (AGC Nomination Rex Kirby/Verdex rolling off)

Dear Ms. Carroll:

I am addressing this AGC nomination request to your attention, in light of this being retiring Building Division Director/Building Official Doug Wise's last day and not knowing if he is in the office or will see this. This request is now time sensitive as to not have a lapse in seated appointment of a Florida General Contractor to the CBAA.

As you may be aware, AGC FEC Past President Rex Kirby (Verdex) has served this seat well for many terms and desires to give someone else from AGC an opportunity to serve. The feedback has been Rex has done an outstanding job during his tenure, including serving as Chair.

AGC FEC Past President and Board Member Allen Gast (Gast Construction Group) believes, as do we, Steve Young from his team at Gast would be a valuable asset to the Board. Steve possesses extensive experience and qualifications in the construction industry and would bring practical insight, professional integrity, and sound judgment to the review and appeals process. He also fully meets the requirements as outlined in Palm Beach County's guidelines including, he is a resident of Palm Beach County and is a licensed Florida General Contractor.

In an effort to speed things along, I previously submitted his application as well as professional resume to Michelle Carter and have also included it hereto.

We appreciate the County's dedication to maintaining a fair and balanced process through the Construction Board of Adjustment and Appeals as well as allowing AGC continued opportunity to nominate a member to serve on the board.

Thank you for your consideration of this nomination request. We will look forward to your presenting this to the PBC Board of County Commissioners and kindly request you notify me as to when it is scheduled on the agenda for approval as well as if I need to reach out to the commissioners directly.

[next page, please]

515 North Flagler Drive, Suite 910 • West Palm Beach, FL 33401 • Telephone: (561) 833-3609

[www.agcfla.com](http://www.agcfla.com)  
[www.agc.org](http://www.agc.org)

Ms. Whitney Carroll  
Palm Beach County  
RE: AGC CBAA Nomination (Steve Young)  
Page Two

Should you wish to discuss this nomination further, as always, please give me a call.

Lastly, should there be other seats vacant and not filled on other boards where AGC may have the opportunity to nominate a general contractor, specialty contractor or other, please don't hesitate to let me know.

Respectfully



Michelle Anaya DePotter  
Chief Executive Officer

C: Cindy Hoskin, Deputy Executive Director  
Dorette Ross, Executive Assistant  
Michelle Carter, Building Administration A.A. III

Attachments: CBAA Application & Resume For Nominee Steve Young (Gast Construction Group)

515 North Flagler Drive, Suite 910 • West Palm Beach, FL 33401 • Telephone: (561) 833-3609

[www.agcfla.com](http://www.agcfla.com)  
[www.agc.org](http://www.agc.org)



CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS (CBAA)

LOCAL CONSTRUCTION REGULATION BOARD (LCRB)

FLOOD DAMAGE PREVENTION BOARD (FDPB)

2300 North Jog Road, 1<sup>st</sup> Floor Room 1W-47  
West Palm Beach, FL 33411

ATTENDANCE

2023

<i><b>MONTHS</b></i>	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

<i><b>MONTHS</b></i>	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

<i><b>MONTHS</b></i>	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 – CANCELLED no quorum								
August								
September								
October								
November								
December								