



## TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

Town Hall / Commission Chambers  
3614 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: August 09, 2022  
Time: 1:00 PM

---

### 1. CALL TO ORDER

Chairperson Schlam called the meeting to order at 1:00 P.M.

### 2. ROLL CALL

Board Member David Axelrod  
Board Member James Murray  
Board Member Bryan Perilman  
Board Member Michael Cherbini (virtually)  
Chairperson Myles Schlam  
Vice Chairperson Jane Perlow  
Town Attorney Leonard Rubin  
Town Clerk Lanelda Gaskins

### ADDITIONAL STAFF PRESENT

Code Compliance Officer Adam Osowsky

### ABSENT

Board Member Robert Lasorsa

### 3. PLEDGE OF ALLEGIANCE

The Code Enforcement Board led the Pledge of Allegiance of the United States of America.

### 4. APPROVAL OF THE AGENDA

**MOTION:** Perilman/Axelrod - Moved to approve the agenda. The motion passed unanimously on a 6 to 0 vote.

### 5. SWEARING IN OF THE PUBLIC

Town Clerk Gaskins swore in those giving testimony.

**6. PUBLIC COMMENT**

There were no public comments.

**7. APPROVAL OF MINUTES**

A. July 12, 2022

**MOTION:** Perlow/Murray - Moved for the approval of the minutes. The motion passed unanimously on a 6 to 0 vote.

**8. UNFINISHED BUSINESS**

Code Compliance Officer Adam Osowsky introduced himself.

**A. Case No. CC2022-03-014**

LG Associates LLC (Lea Gabbay)  
4511 S Ocean Blvd 503  
PCN: 24-43-47-04-10-001-0503  
Legal Description: 45 OCEAN CONDO BLDG 1 APT 503

Code Section: 30-122 (A) Building Permits Required

Violation: Observed washer/dryer box installation without permit (no required trap)

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and that they are fined \$ 250.00 per day for each day.

Town Clerk Gaskins swore in Building Official Jeff Remas who then provided comments about this case.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perilman/Perlow - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to obtain a permit within 20 days of this date or be fined \$250.00 per day for each day the violations remain after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon roll call: Member Perilman (Yes), Vice Chairperson Perlow (Yes), Member Axelrod (Yes), Member Murray (Yes), Chairperson Schlam (Yes), and Member Cherbini (Yes), which passed on a 6 to 0 vote.

**B. CASE NO. CC2022-04-016**

James L. Day  
4430 Tranquility Dr.  
PCN: 24-43-47-04-02-003-0150  
Legal Description: BEL LIDO LT 15 BLK 3

Code Sections: 17-3 NUISANCES Nuisance; 34-6(A)(2) Swimming pool, spa, and hot tub screening; IPMC 303.1 Swimming pools; and IPMC 303.2 Swimming pool enclosures

Violations: Complied 5/10/2022 observed pool pump system in disrepair creating noise nuisance; Observed pool mechanical equipment with no required screening fence; and Observed broken pool enclosure gate latch.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be fined \$ 250.00 per day for each day.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perlow/Murray - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation but is now in compliance and that a do not repeat order be issued. This motion

may include the assessment of prosecution cost in the amount of \$250.00 because the Town provided that the violation did exist and payable within 30 days. Based upon roll call: Vice Chairperson Perlow (Yes), Members Murray (Yes), Axelrod (Yes), Perilman (Yes), Member Cherbini (Yes), and Chairperson Schlam (Yes), which passed on a 6 to 0 vote.

**C. CASE NO. CC2022-05-004**

Timothy Fischer

1123 Highland Beach Dr. 1

PCN: 24-43-47-04-02-002-0221

Legal Description: BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

Code Sections: 30-122 (A) Building Permits Required.

Violations: AC changeout (split to mini-split) without permit.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be fined \$ 250.00 per day for each day.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perilman/Axelrod - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be ordered to comply within two weeks from this date and obtain a permit or be fined \$ 250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon roll call: Member Perilman (Yes), Members Axelrod (Yes), Murray (Yes), and Cherbini (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes,) which passed on a 6 to 0 vote.

**D. CASE NO. CC2022-05-006**

Jill Gilles

4023 S. Ocean Blvd.

PCN: 24-43-47-04-00-005-0080

Legal Description: 4-47-43, N 100 FT OF S 445 FT OF GOV LT 5 E OF SR 140  
A/K/A CITY LOT NO 47

Code Sections: 30-122 (A) Building Permits Required.

Violations: Observed earth removal east of the Coastal Construction Line without permit.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that she be fined \$ 250.00 per day for each day.

Mr. Joshua Stuckwish, representative of Ms. Jill Gilles provided comments about this case.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Axelrod/Perilman - Moved to continue this case to the October Code Enforcement Board meeting. Upon roll call: Members Axelrod (Yes), Perilman (Yes), Murray (Yes), Cherbini (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes), which passed on a 6 to 0 vote.

**E. CASE NO. CC2022-05-014**

TKS LLC

4108 S. Ocean Blvd.

PCN: 24-43-47-04-00-005-0050

Legal Description: 4-47-43, N 100 FT OF S 145 FT OF E 100 FT OF GOV LT 5

W OF SR NO 140 A/K/A  
CITY LOT NO 41

Code Sections: 30-122 (A) Building Permits Required.

Violations: Observed front door installation without permit.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and that they be fined \$250.00 per day for each day.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perilman/Axelrod - Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply and obtain a building permit within two weeks from this date or be fined \$ 250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon roll call: Members Perilman (Yes), Axelrod (Yes), Murray (Yes), Cherbini (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes), which passed on a 6 to 0 vote.

## **9. NEW BUSINESS**

### **A. CASE NO. CC2022-06-002**

Nicholas Economos  
3646 S. Ocean Blvd #13  
PCN: 24-43-47-04-50-000-0130  
Legal Description: OCEAN GRANDE PLACE LT 13 A/K/A S 88 FT OF N 200  
FT OF W 55.10 FT OF ELY 315.70 FT OF GOV LT 1 LYG W OF & ADJ TO SR  
A-1-A R/W

Code Sections: 17-3 NUISANCES Nuisance; 30-122 (A) Building Permits Required.

Violations: Observed roof in disrepair causing nuisance/hazard.

Chairperson Schlam read the title of Item 8.A. and asked the Board members if they had any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Osowsky mentioned that to date, no permit had been applied for and the violation remains. Therefore, the Town recommends that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam closed the public hearing and called for a motion.

**MOTION:** Perlow/Perilman- Moved that the Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that he be ordered to comply and obtain a building permit within two weeks from this date or be fined \$ 250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon roll call: Vice Chairperson Perlow (Yes), Members Perilman (Yes), Axelrod (Yes), Murray (Yes), Cherbini (Yes), and Chairperson Schlam (Yes), which passed 6 to 0 vote.

## **10. BOARD MEMBERS REPORT**

None.

## **11. ANNOUNCEMENTS**

Chairperson Schlam read the announcements as followed:

August 16, 2022 - 1:30 P.M.      Town Commission Meeting

August 25, 2022 - 12:00 P.M.      Town Commission Special Meeting

## Code Enforcement Board Regular Meeting Minutes

Date: August 09, 2022

# DRAFT

Page 8 of 8

September 06, 2022 - 1:30 P.M. Town Commission Meeting

September 06, 2022 - 5:01 P.M. Town Commission Special First Public Hearing  
Budget Meeting

September 08, 2022 - 9:30 A.M. Planning Board Regular Meeting

September 13, 2022 - 1:00 P.M. Code Enforcement Board Regular Meeting

September 21, 2022 - 5:01 P.M. Town Commission Special Second Public Hearing  
Budget Meeting

### 12. ADJOURNMENT

The meeting adjourned at 2:00 P.M.

**APPROVED** September 13, 2022, Code Enforcement Regular Meeting.

---

Myles B. Schlam, Chairperson

### ATTEST:

Transcribed by: Lanelda Gaskins and  
Ganelle Thompson

September 13, 2022

---

Ganelle Thompson  
Administrative Support Specialist

---

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com>