



TOWN OF HIGHLAND BEACH TOWN CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: December 01, 2021
Time: 2:00 PM

1. CALL TO ORDER

Vice Chairperson Schlam called the meeting to order at 2:00 P.M.

2. PRESENT UPON ROLL CALL

Board Member Bryan Perilman
Board Member Michael Cherbini
Board Member Robert Lasorsa
Board Member Jane Perlow
Vice Chairperson Myles Schlam
Town Attorney Leonard Rubin
Town Clerk Lanelda Gaskins

ADDITIONAL STAFF PRESENT

Code Enforcement Officer Jason Manko

3. PLEDGE OF ALLEGIANCE

The Code Enforcement Board members led the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

Town Clerk Gaskins announced that Mr. Timothy Burnich resigned from the board on Monday, December 06, 2021. In addition, Ms. Beverly Wright resigned and today was her last day.

Vice Chairperson called for a motion to approve the agenda as follows:

MOTION: Perilman/Cheribini - To approve the agenda as presented.

The motion passed unanimously on a 5 to 0 vote.

5. SWEARING OF THE PUBLIC

Town Clerk Gaskins swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

Vice Chairperson Schlam asked the Board members if there were any corrections to the minutes. Hearing none, he called for a motion.

MOTION: Perlow/Perilman - To approve the October 12, 2021, Minutes as presented.

The motion passed unanimously on a 5 to 0 vote.

A. October 12, 2021, Minutes

Vice Chairperson Schlam asked the Board members if there were any corrections to the minutes. Hearing none, he called for a motion as follows:

MOTION: Perlow/Perilman - To approve the October 12, 2021, Meeting Minutes.

The motion passed unanimously on a 5 to 0 vote.

8. UNFINISHED BUSINESS

A. None.

9. NEW BUSINESS

A. Nomination of Chairperson

The Board members discussed the nomination of a Chairperson and Vice Chairperson. Following the discussion, the nominations were as follows:

MOTION: Perlow/Perilman – To nominate Myles Schlam as Chairperson for one year.

The motion passed unanimously on a 5 to 0 vote.

MOTION: Perilman/ Lasorsa – To nominate Jane Perlow as the Vice Chairperson for one year.

The motion passed unanimously on a 5 to 0 vote.

B. Case No. CC2021-07-005

Nadiya Alibhai

4519 S Ocean Blvd.

**Legal: Together with 1/3 Undiv INT in Common area all being PT of City
LT 16**

PCN: 24-43-47-04-00-006-0231

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

Violation: Observed remodel work without permit

Chairperson Schlam the title of Item 9B and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline on the facts of the case. He entered submittals of evidence into the records 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 of paper postings at the property address and at Town Hall. The violation remains on the property and the town recommends that the respondent be found in violation of the code as alleged in the Notice of Violation and is ordered to comply within 30 days or be fined any amount up to \$250.00 per day per violation 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 asked the Board members if they have any questions of staff in the matter? The Board members inquired about the Code Enforcement Officer observation of the property in July. Code Enforcement Officer Manko replied that the work was found in July, a stop work order was issued at that time, a permit was not obtained within the 30-day grace period given by the town, and a Notice of Hearing was issued. In addition, there has been no action on the property.

Juliet Coursey, contractor, and property manager provided comments about the property.

Chairperson Schlam closed the public hearing and asked 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 she be ordered to comply within 30 days or be fined any amount up to \$250.00 per day per violation 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 compliant.

Member Lasorsa amended the motion to allow the respondent 45 days to comply. The motion failed due to a lack of a second.

Based upon roll call, the motion carried 4 to 1 with Member Lasorsa dissenting.

C. Case No. CC2021-08-002

Jeffery Sandelman
3905 S Ocean Blvd.

Legal: FTOF Gov LT 1 LYG E of St Rd A1A & W of Atlantic Ocean

PCN: 24-43-47-04-00-001-0180

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

Violation: Observed five separate AC changeouts without permits

Chairperson Schlam the title of Item 9C and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko indicated that this case was closed, and the property is now in compliance. Typically, he would ask for the finding of violation and a notice of do not repeat. However, when the property was found to be in violation of the building code there was a transfer of ownership just prior, that did not register on the property appraiser's website and was not brought to the attention until the notice of hearing was issued. Therefore, the notice was addressed to the wrong property owner and not to the current property owner. The case is being closed. Permits have been obtained, the property came into compliance and the case was closed.

D. Case No. CC2021-08-003

**Michael Radu
1091 Bel Lido Drive**

Legal: Bel Lido LT 3 Blk 5

PCN: 24-43-47-04-02-005-0030

Code Section: 304.1.1.5 - Exterior Structure

Violation: Observed exterior walls in disrepair, spalling rebar, and deteriorating concrete

Chairperson Schlam the title of Item 9D and asked the Board members if they have any Ex Parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Enforcement Officer Manko to give testimony and recommendations regarding the violation.

Code Enforcement Officer Jason Manko provided a brief timeline on the facts of the case. He entered submittals of evidence into the records that included, proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violations observed during the onsite inspections and of paper postings at the property address and at Town Hall. The town recommends 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. The Town is asking to assess prosecution cost in the amount of \$250.00. The work has been done, and the respondent did not have permits; therefore, a second case was open on this property for work without a permit. However, permits were obtained, so the work without permit case has been closed. We are asking for a do not repeat order.

Chairperson Schlam asked the Board members if they have any questions of staff in the matter? The Board members inquired about the work that was done on the property and conversation proceed with Code Enforcement Officer Manko about this case.

Michael Radu, property owner provided comments about the property.

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

MOTION: Larosra/Cheribini - Moved that the respondent be found in violation of the Town Code as alleged in the Notice of Violation and is now in compliance and that a do not repeat order be issued and assess the prosecution cost of \$250.00.

Based upon roll call, the motion carried 5 to 0.

10. ANNOUNCEMENTS

Chairperson Schlam read the announcement as follows:

- A. December 02, 2021 - 11:00 A.M. Town Commission Special Meeting
- December 02, 2021 - 5:00 - 7:30 P.M. Mingle and Jingle Holiday Event
- December 07, 2021 - 1:30 P.M. Town Commission Meeting
- December 09, 2021 - 9:30 A.M. Planning Board Regular Meeting
- December 21, 2021 - 1:30 P.M. Town Commission Meeting
- December 24, 2021 - Town Hall Closed in observance Christmas Day

It was also mentioned that Town Hall was closed Friday, December 24, 2021, in lieu of Christmas Day and not Thursday, December 23, 2021.

Town Clerk Gaskins asked the Board members if they were available on January 11, 2022, for a Code Enforcement Board meeting. The Board members acknowledged that they were available on that date.

11. ADJOURNMENT

The meeting adjourned at 2:42 P.M.

APPROVED at the January 11, 2022, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Lanelda Gaskins

Lanelda Gaskins, MMC
Town Clerk

Date

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

