



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: April 12, 2022
Time: 1:00 PM

1. CALL TO ORDER

Chairperson Schlam called the meeting to order at 1:04 P.M.

2. ROLL CALL

Board Member Bryan Perilman
Board Member Michael Cherbini
Board Member Robert Lasorsa
Board Member James Murray (Virtually)
Board Member David Axelrod
Chairperson Myles Schlam
Town Attorney Leonard Rubin
Administrative Support Ganelle Thompson

ADDITIONAL STAFF

Code Enforcement Officer Jason Manko

ABSENT

Vice Chairperson Jane Perlow

3. PLEDGE OF ALLEGIANCE

The Board led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF THE AGENDA

MOTION: Axelrod/Lasorsa - Moved to approve the agenda as presented which passed unanimously on a 6 to 0 vote.

5. SWEARING OF THE PUBLIC

Ms. Thompson swore in those providing testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. March 09, 2022 - Minutes

MOTION: Axelrod/Perlman - Moved to approve the minutes as presented which passed unanimously on 6 to 0 vote.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

A. Case No. CC2021-11-006

Robert L. Zucker Jr.
2917 S. Ocean Blvd, 502
PCN: 24-43-46-33-18-000-0502
Legal: TRAFALGAR OF HIGHLAND BEACH COND UNIT 502

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

Violation: Observed bathroom remodel without permit

Chairperson Schlam read the title of Item 9.A. 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 stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

B. Case No. CC2022-01-007

Gunther and Margareth Buerman
4019 S. Ocean Blvd
PCN: 24-43-47-04-00-005-0070
Legal: 4-47-43, N 100 FT OF S 545 FT OF GOV LT 5 E OF SR 140 A/K/A CITY LOT NO 48

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

Violation: AC changeout without a permit

Chairperson Schlam read the title of Item 9.B. 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 stated that permits have been issued job by the A/C Contractor, and the case is now closed.

C. Case No. CC2022-02-003

Ambassador East Condominium Assn Inc.

3221 S. Ocean Blvd Condo

PCN: N/A

Legal: AMBASSADORS V NORTH COND

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

Violation: Observed drywall repair from water damage throughout the building performed without permit

Chairperson Schlam read the title of Item 9.C. 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 of 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 paper postings at the property address and at Town Hall.

Code Enforcement Officer Manko mentioned that as of to-date, no permit has been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be fined \$ 250.00 per day for each day the violation remains after the date set for compliance (March 09, 2022) and until the property is brought into compliance. The Town is also asking to assess the prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

Property Manager of Ambassadors East Condominium Jonathan Merrigan provided comments on the violation and why the permit was not obtained prior to the commencement of work.

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

MOTION: Lasorsa/Cherbini - Moved that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be ordered to comply within 30 days and 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. Upon roll call, Members Lasorsa (Yes), Cherbini (Yes), Perilman (Yes), Murray (Yes), Axelrod (Yes), and Chairperson Schlam (Yes). The motion passed 6 to 0.

D. Case No. CC2022-02-008

Seagate of Highland Condominium
3310 S. Ocean Blvd Condo
PCN: N/A
Legal: SEAGATE OF HIGHLAND COND

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

Violation: Observed plumbing work without permit.

Chairperson Schlam read the title of Item 9.D. 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 stated that this case is closed; the property has been brought into compliance.

E. Case No. CC2022-02-010

Leonard and Rebecca Agostino
3114 S. Ocean Blvd., 811
PCN: 24-43-46-33-09-000-8110
Legal: MONTEREY HOUSE COND APT 811

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

Violation: Observed removal of bathroom ceiling without permit

Chairperson Schlam read the title of Item 9.E. 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 of the facts of the case. He entered submittals of evidence into the records that included proof of service taken February 22, 2022 and April 12, 2022 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 Enforcement Officer Manko mentioned as of today, no permits have been applied for and the violation remains. Therefore, the Town recommends that the Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and be fined \$250.00 per day for each day the violation remains after the date set for compliance, which was April 11, 2022, until the property is brought into compliance. The Town is also asking to assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

Chairperson Schlam asked the Board members if they had any questions for staff in the matter? The Board members and Code Compliance Officer Manko discussed the violation on the property.

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

MOTION: Lasorsa/Cherbini - Moved that Respondent(s) be found in violation of the Town Code as alleged in the Notice of Violation and that he/she/they be ordered to comply immediately and that a fine of \$250.00 per day be assessed starting April 11 until the property is brought into compliance and assess prosecution costs in the amount of \$250.00 payable within 30 days. Upon roll call, Members Lasorsa (Yes), Cherbini (Yes), Murray (Yes), Axelrod (Yes), Perilman (Yes), and Chairperson Schlam (Yes). The motion passed 6 to 0.

10. BOARD MEMBERS REPORT

None.

11. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows:

April 14, 2022 - 9:30 A.M. Planning Board Regular Meeting

April 19, 2022 - 1:30 P.M. Town Commission Meeting

May 10, 2022 - 1:00 P.M. Code Enforcement Board Regular Meeting

12. ADJOURNMENT

The meeting was adjourned at 1:34 P.M.

APPROVED at the June 14, 2022, Code Enforcement Regular Meeting.

ATTEST:

Myles B. Schlam, Chairperson

Transcribed by: Ganelle Thompson

June 14, 2022

Ganelle Thompson
Administrative Support Specialist

Date