



TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

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

Date: March 15, 2023
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 Michael Cherbini
Board Member Bryan Perilman
Board Member Robert Lasorsa
Board Member David Axelrod
Board Member James Murray
Vice Chairperson Jane Perlow
Chairperson Myles Schlam
Town Attorney Leonard Rubin
Administrative Support Specialist Jaclyn DeHart

Additional Staff Present

Code Compliance Officer Adam Osowsky

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: Axelrod/Perlow - Moved to approve the agenda as presented which passed unanimously 7 to 0.

5. SWEARING IN OF THE PUBLIC

Ms. DeHart swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

7. APPROVAL OF MINUTES

A. February 14, 2023

Motion: Perilman/Axelrod - Moved to minutes of February 14, 2023 which passed unanimously 7 to 0.

8. UNFINISHED BUSINESS

A. None.

9. NEW BUSINESS

A. CASE NO. CC2022-12-010

Donal Cassidy & Kathleen Sherry-Cassidy
1013 Bel Air Dr.
Highland Beach FL, 33487
PCN: 24-43-47-04-23-000-0010
Legal Description: LLORET DE MAR COND UNIT 1

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

Violations: Interior demolition/remodel without required permits

Chairperson Schlam read the title of Item 9.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 Adam Osowsky checked the computer during the hearing and said that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Kathleen Sherry-Cassidy, owner, spoke about the violation in regard to water leaks and damage.

The public hearing was closed and followed by a motion.

Motion: Perlow/Lasorsa - Moved that the Respondents 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 issue and assess prosecution costs in the amount of \$250.00 payable within 30 days. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Lasorsa (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Axelrod (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

B. CASE NO. CC2022-12-025

Dean Jackson
3215 S. Ocean Blvd. 1006
Highland Beach FL, 33487
PCN: 24-43-46-33-11-003-1006
Legal Description: AMBASSADORS V NORTH COND BLDG 3 APT 1006

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

Violations: Mechanical work done without permit

Chairperson Schlam read the title of Item 9.B. 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 Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Dean Jackson, owner, spoke about the updated permit and the work that was done.

Michael Silva, contractor, spoke on the permit and the scope of the work to be done.

The public hearing was closed and followed by a motion.

Motion: Axelrod/Lasorsa – Moved that there was no violation of the Town Code as alleged in the Notice of Violation, Based upon a roll call, Member Axelrod (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), Member Murray (Yes), Vice Chair Person Perlow (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

C. CASE NO. CC2023-01-016

Alan & Patti Masarek
3515 S. Ocean Blvd.
Highland Beach FL, 33487
PCN: 24-43-46-33-00-004-0140
Legal Description: 33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF
SR 140 A/K/A CITY LOT NO 83

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

Violations: a/c work being done without a permit.

Chairperson Schlam read the title of Item 9.C. 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 Enforcement Office Adam Osowsky stated that there was an issue with mailing service and the property has been brought into compliance and that the case is closed.

D. CASE NO. CC2023-01-026

Nuha Kahok
2575 S. Ocean Blvd. 102S
Highland Beach FL, 33487
PCN: 24-43-46-28-47-002-1020
Legal Description: TOWNHOUSES OF HIGHLAND BEACH COND BLDG
SOUTH UNIT 102-S

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

Violations: installing wiring to tankless water heater without permit

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

E. CASE NO. CC2023-01-034

Laura & Robin Sax
4011 S. Ocean Blvd
Highland Beach FL, 33487
PCN: 24-43-47-04-00-005-0040
Legal Description: 4-47-43, S 100 FT OF N 700 FT OF GOV LT 5 E OF A-1-A
A/K/A CITY LOT NO 50

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

Violations: Built/Installed/Erected new rear stairs/posts in/above sand dune for beach access without required town

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

F. CASE NO. CC2023-01-020

David & Linda Goldberg
3401 S. Ocean Blvd. 2
Highland Beach FL, 33487
PCN: 24-43-46-33-43-000-0020

Legal Description: RIDGE CONDO UNIT 2

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

Violations: Electric- As- Built without required permit

Chairperson Schlam read the title of Item 9.F. 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 Adam Osowsky mentioned that 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, 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.

The public hearing was closed and followed by a motion.

Motion: Perlow/Cherbini - Moved that Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply within 14 days 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 a roll call, Vice Chairperson Perlow (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), Member Axelrod (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed 7 to 0.

G. CASE NO. CC2023-02-005

1105 Bel Air LLC
1105 Bel Air Dr. C
Highland Beach FL, 33487
PCN: 24-43-47-04-44-000-0030
Legal Description: BEL LIDO ESTATES COND UNIT 3

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

Violations: Interior remodel, including but not limited to flooring and bathroom remodel, without permits

Chairperson Schlam read the title of Item 9.G. 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 Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Berno Mariniti, contractor, provided comments on the violation.

The public hearing was closed and followed by a motion.

Motion: Perlow/Axelrod - Moved that the Respondents 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 issue and assess prosecution costs in the amount of \$250.00 payable within 30 days. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Axelrod (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

10. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows:

March 21, 2023	1:30 P.M.	Town Commission Special Meeting
April 4, 2023	1:30 P.M.	Town Commission Meeting
April 11, 2023	1:00 P.M.	Code Enforcement Board Regular Meeting
April 13, 2023	9:30 A.M.	Planning Board Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 1:32 P.M.

APPROVED April 11, 2023, Code Enforcement Regular Meeting

Myles B. Schlam, Chairperson

ATTEST:

Transcribed by: Jaclyn DeHart

April 11, 2023

Jaclyn DeHart
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.municodem meetings.com>