

**Thursday, May 20, 2021, 2:00 p.m. – Via Zoom**

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio from the item via the Town’s website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com) or may obtain an audio recording of the meeting by contacting the Code Enforcement Board Secretary at (561)227-7080. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

**I. Call to Order:**

**II. Roll Call:**

Bram Majtlis, Vice Chair  
Daniel McDonnell  
Linda K. Wartow  
Mr. Meltzer  
Mr. Klein  
Scotch Peloso  
Chris Larmoyeux  
Pamela Saba, Alternate Member  
Julie Herzig-Desnick, Alternate Member

**III. Election of Chair and Vice Chair:**

Support Services Manager Ben Alma read the election results for the chair of the Code Board.  
Mr. Majtlis was elected as Chair. The motion was made by Mr. Klein and seconded by Mr. Peloso.  
Motion passed unanimously.  
Support Services Manager Ben Alma read the election results for the Vice Chair of the Code Board.  
Mr. Meltzer was elected as Vice Chair. The motion was made by Mr. McDonnell and seconded by Ms. Wartow. Motion passed unanimously.

**IV. Approval of the Minutes of the April 15, 2021**

**MOTION BY MS. WARTOW TO APPROVE THE APRIL 15, 2021 MINUTES.  
SECONDED BY MR. MELTZER  
MOTION PASSED UNANIMOUSLY.**

**V. Administration of the Oath to Town Staff:**

The Town staff were sworn in by Secretary Marcote.

**VI. Code Statistics:**

- 595 Year to date Code Enforcement cases.
- 153 Cases initiated since the last Code Board Hearing
- 38 cases self-initiated
- 115 cases were received (not self-initiated)
- 20 cases set to appear at the February Code Board
- 16 cases achieved compliance before the hearing
- 4 new cases to be heard today

- 0 fine consideration cases to be heard today
- 0 fine reduction cases to be heard today
- 0 old business case to be heard today

## **VII. Public Hearing:**

### **A. Case # CE 21-277, 226 Oleander Ave., J& J Realty South LLC:**

Violation of Chapter 66, Section 66-212(4) of the Town of Palm Beach Code of Ordinances states properties must maintain and improve the aesthetic appearance of the town through appropriate landscape design, thereby protecting and increasing property values throughout the community.

Officer Moriarty presented the facts of the case and entered evidence into the record.

The property owner was not present and there was a finding of proper notice.

**MOTION BY MR. MELTZER TO POSTPONE THE CASE UNTIL THE JULY 15, 2021 HEARING.**

**MOTION SECONDED BY MS. WARTOW.**

**MOTION PASSED UNANIMOUSLY.**

### **B. Case # CE 20-1300, 145 Seagate Road, Khooshe Aiken:**

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system. Violation of Chapter 134, Section 134-1667(b) walls and fences in a required front yard, street side yard or rear street yard more than four feet in height shall be set back three feet from the street property line and have landscaping on the street side of the wall or fence consisting of a continuous hedge at least three feet in height at the time of planting.

Code Enforcement Officer Moriarty presented the facts of the case and entered evidence into the record.

The property Ms. Khooshe Aiken was present and presented evidence into the record.

**MOTION BY MR. LARMOYEUX TO FIND THE VIOLATOR IN NON-COMPLIANCE ASSESS ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 TO BE PAID WITHIN 30 DAYS AND TO RETURN TO THE JUNE 17, 2021 CODE HEARING TO SUPPLY IN WRITING THE PROGRESS MADE IN OBTAINING A PERMIT FOR THE POLES AND WIRES VISIBLE FROM THE FRONT OF THE PROPERTY. IT WAS ALSO SO ORDERD THAT THE VIOLATOR RETURN TO COME INTO COMPLIANCE BY JULY 13, 2021 FOR THE VEGETATION TO BE PLANTED IN FRONT OF THE FENCE OR COME BACK BEFORE THE BOARD AT THE JULY 15, 2021 HEARING.**

**MOTION SECONDED BY MR. KLEIN**

**MOTION PASSED UNANIMOUSLY.**

C. Case # CE 21-112, 302 S. County Road, A.K.A. 304 S. County Road, Thomas Campaniello:

Violation of Chapter 22, Section 22-57 of the Town of Palm Beach Code of Ordinances requires all transparent windows and doors of buildings located within the commercial zoning districts of the town, whereby the interiors of such buildings can be observed from the public streets or sidewalks of the town, and which buildings are vacant or under construction, shall be treated or screened in the manner set forth in Section 22-58. Section 22-58 of the Town of Palm Beach Code of Ordinances requires all windows and doors of vacant buildings or buildings under construction located within the commercial zoning district whose windows and doors can be viewed from the public street and expose the interior of the building to provide approved screening in accordance with the revised "Vacant or Under Construction Window Treatment Policy".

Code Enforcement Officer Kloiber presented the facts of the case.

The property owner was not present at the hearing and there was a finding of proper notice.

**MOTION BY MR. KLEIN TO FIND THE VIOLATOR IN NON-COMPLIANCE ASSESS ADMINISTRATIVE FEES IN THE AMOUNT OF \$150.00 TO BE PAID WITHIN 30 DAYS OF THIS ORDER AND TO COME INTO COMPLIANCE BY JUNE 14, 2021.**

**MOTION SECONDED BY MR. LARMOYEUX**

**MOTION PASSED UNANIMOUSLY**

D. Case # CE 21-90, 204 Worth Ave. A.K.A. 450 S. County Road, Ele Ven Ty:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

Code Enforcement Officer Kloiber requested a postponement for this case.

The property owner was not present and there was a finding of proper notice.

**MOTION BY MR. MELTZER TO POSTPONE THE CASE TO THE JULY 15, 2021 CODE BOARD HEARING.**

**MOTION SECONDED BY MS. WARTOW**

**MOTION PASSED UNANIMOUSLY.**

**VIII. Board Comments:**

Chair Mr. Majtli thanked everyone for the nomination of Chair and welcomed the new members to the Code Enforcement Board.

**IX. Adjournment:**

**MOTION TO ADJOURN BY MS. WARTOW.**

**SECONDED BY MR. MELTZER.**

**MOTION PASSED UNANIMOUSLY.**