

**Town of Palm Beach
Code Enforcement Board
Minutes**

Thursday, December 21, 2017, 02:00 p.m.

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 of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Joan Dunn, Secretary to the Code Enforcement Board at (561) 227-6388. 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:(02:00:00 PM)

The meeting was called to order by Chairman Ballentine at 2:00 p.m.

II. Roll Call:(02:00:28 PM)

Upon roll call, the following Board members were present: Chairman James Ballentine Jr., Vice Chair Cynthia Van Buren, Members Robert G. Donnelley, Matthew Natale, Daniel McDonnell, Scotch Peloso and Alternate Member Rosemary G. Carpenter. Member Jay N. Nisberg had an unexcused absence. Mr. Ballentine informed Ms. Carpenter that she would be a voting member in Mr. Nisberg's absence.

Staff present: Code Enforcement Manager Benjamin Alma, Code Enforcement Officer John Moriarty and Recording Secretary Joan Dunn.

III. Approval of the Minutes of November 16, 2017:(02:01:02 PM)

**MOTION BY MR. DONNELLEY TO APPROVE THE NOVEMBER 16, 2017
MINUTES**

**SECONDED BY MS. VAN BUREN
MOTION PASSED UNANIMOUSLY**

IV. Administration of the Oath to Town Staff:(02:01:27 PM)

The Town staff were sworn in by Recording Secretary Dunn.

V. Code Statistics(02:01:29 PM)

Code Enforcement Officer Moriarty reviewed the Code Enforcement statistics for the month as follows:

- 1490 - year-to-date Code Enforcement cases
- 118 cases initiated since last Code Board Hearing
 - 39 cases self-initiated
 - 79 cases received (not self-initiated)
- 25 cases set to appear at December Code Board
- 22 achieved compliance before Hearing
- 2 new cases to be heard today
- 1 fine consideration to be heard today

VI. Public Hearings:

A. [Case # CE 17-1221, 223 Orange Grove Rd., Reid & Michelle Boren](#)

Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, accumulations of debris/building materials on a property and overgrown grass not allowed; Violation of Chapter 102, Section 102-137, construction sites required to be maintained in a clean and tidy manner

Code Enforcement Officer Moriarty presented the facts of the case and submitted evidence into the record. The Town recommended a finding of non-compliance, assess administrative costs in the amount of \$150.00 and give until January 12, 2018 to comply.

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

**MOTION BY MS. CARPENTER TO FIND THE VIOLATOR IN NON-COMPLIANCE, ASSESS ADMINISTRATIVE COSTS IN THE AMOUNT OF \$150.00 AND GIVE UNTIL JANUARY 12, 2018 TO COMPLY
SECONDED BY MR. DONNELLEY
MOTION PASSED UNANIMOUSLY**

B. [Case # CE 17-1281, 215 Arabian Rd., 215 Arabian LLC](#)

Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, conditions which provide harborage for rats, mice, snakes or other vermin and decayed or decaying buildings not allowed; Violation of Chapter 42, Section 42-87 all windows to be maintained in such a condition to exclude weather elements or insects from entering

Code Enforcement Officer Moriarty presented the facts of the case and submitted evidence into the record. The Town recommended a finding of non-compliance, assess administrative costs in the amount of \$150.00 and give until January 12, 2018 to comply.

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

**MOTION BY MR. DONNELLEY TO FIND THE VIOLATOR IN NON-COMPLIANCE, ASSESS ADMINISTRATIVE COSTS IN THE AMOUNT OF \$150.00 AND GIVE UNTIL JANUARY 12, 2018 TO COMPLY
SECONDED BY MR. PELOSO
MOTION PASSED UNANIMOUSLY**

VII. Fine Consideration:

A. [Case # CE 17-1210, 215 Arabian Rd., 215 Arabian LLC](#)

Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, grass/weeds in excess of 8 inches in height, accumulations of vegetative debris and trash and accumulations of stagnant water not allowed

Code Enforcement Officer Moriarty briefly reviewed the case. The Town recommended a daily running fine of \$250.00 a day to commence on November 23, 2017 and continue until compliance is achieved.

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

**MOTION BY MS. VAN BUREN TO ASSESS A FINE IN THE AMOUNT OF \$250.00 A DAY COMMENCING ON NOVEMBER 23, 2017 AND CONTINUING UNTIL COMPLIANCE IS ACHIEVED
SECONDED BY MR. MCDONNELL
MOTION PASSED UNANIMOUSLY**

VIII. [Board Comments:\(02:28:58 PM\)](#)

No Board Comments

IX. [Adjournment:\(02:30:24 PM\)](#)

**MOTION BY MR. PELOSO TO ADJOURN THE MEETING
SECONDED BY MR. DONNELLEY
MOTION PASSED UNANIMOUSLY**