

Thursday, April 15, 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 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:

Matthew Natale, Chair
Bram Majtlis, Vice Chair
Daniel McDonnell
Rosemary Carpenter
Linda K. Wartow
Mr. Meltzer
Mr. Klein
Pamela Saba, Alternate Member

III. Approval of the Minutes of the March 18, 2021

**MOTION BY MR. MAJTLIS TO APPROVE THE MARCH 18, 2021 MINUTES.
SECONDED BY MR. KLEIN
MOTION PASSED UNANIMOUSLY.**

IV. Administration of the Oath to Town Staff:

The Town staff were sworn in by Secretary Marcote.

V. Code Statistics:

- 442 Year to date Code Enforcement cases.
- 124 Cases initiated since the last Code Board Hearing
- 59 cases self-initiated
- 65 cases were received (not self-initiated)
- 14 cases set to appear at the February Code Board
- 11 cases achieved compliance before the hearing
- 2 new cases to be heard today
- 1 fine consideration cases to be heard today
- 0 fine reduction cases to be heard today
- 0 old business case to be heard today

VI. Public Hearing:

A. Case # CE 21-156, 315 S. Lake Drive, Southland Association Inc:

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.

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

Mr. Ralph Eccles was present on behalf of the property owner and gave testimony in the case.

MOTION BY MR. MELTZER OF NON-COMPLIANCE, PAY ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 WITHIN 30 DAYS OF THIS ORDER AND TO COME INTO COMPLIANCE BY JUNE 14, 2021.

MOTION SECONDED BY MR. KLEIN.

MOTION PASSED UNANIMOUSLY.

B. Case # CE 21-145, 220 Ocean Terrace, CDPG Palm Beach LLC:

Violation of Chapter 10, Section 110-128 of the Town of Palm Beach Code of Ordinances states a minimum of five feet shall be reserved at the rear or side within all platted lots for drainage and utilities, and the dedication thereof shall appear on the face of the plat. All utilities shall be installed underground in accordance with Chapter 134. Up to a three foot easement shall be dedicated within platted lots on each side of a dedicated street right-of-way if the pavement exceeds 27 feet, for the purpose of laying street lighting cables, the easement to remain unpaved, and no wall, trees, fences or similar structures or growth shall be allowed or placed on or over such easement. Limited-access easements and nuisance strips may be required by the town when situations dictate. Chapter 134, Section 134-2179(f) of the Town of Palm Beach Code of Ordinances, utilization of yards. Other permitted and special exceptions uses screening shall also be required along the interior lot lines and shall not be less than four feet in height and shall not encroach upon the rear easement line.

Code Enforcement Officer Moriarty informed the Board that the case had come into compliance prior to the hearing. Officer Moriarty requested that the case be dismissed.

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

MOTION BY MR. MELTZER TO DISMISS THE CASE FOR COMPLIANCE.

MOTION SECONDED BY MS. CARPENTER

MOTION PASSED UNANIMOUSLY.

VII. Fine Consideration:

A. Case # CE 20-738, 1071 N Ocean Blvd., Reiwa LLC:

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 Moriarty re-presented the facts of the case. Paul Castro, Zoning Manager gave testimony in the case.

Maura Ziska was present on behalf of the property owner and gave testimony in the case.

Member Mr. Klein declared Ex Parte communications regarding an article in the Post in which he was quoted discussing the case. Mr. Klein recused himself the case.

MOTION BY MR. MAJTLIS TO GIVE THE PROPERT OWNER UNTIL JUNE 14, 2021 TO COME INTO COMPLIANCE.

MOTION SECONDED BY MR. MELTZER.

MOTION PASSED UNANIMOUSLY.

IIIV. Board Comments:

Chair Mr. Natale thanked all the Board members and the town staff for their hard work and stated it was a pleasure to work with all during his time on the board.

Mr. Klein expressed his regret the Mr. Natale and Ms. Carpenter would be leaving the Code Enforcement Board and wished them well.

Mr. Majtlis thanked Mr. Natale for all of this hard work and steadfast leadership of the Code Enforcement Board and stated that he would be missed.

Ms. Wartow thanked both Mr. Natale and Ms. Carpenter for their service and expressed that they would be missed from the Code Board.

IX. Adjournment:

MOTION TO ADJOURN BY MS. WARTOW.

SECONDED BY MS. CARPENTER.

MOTION PASSED UNANIMOUSLY.