

Thursday, November 18, 2021, 2:00 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 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: (2:03:22)

II. Roll Call: (2:04:23)

Bram Majtlis, Chairman
Steven Meltzer, Vice Chairman
Daniel McDonnell
Linda Wartow
Martin Klein
Scotch Peloso
Chris Larmoyeux
Pamela Saba, Alternate Member
Julie Herzig-Desnick, Alternate Member

MR. MELTZER WAS NOT PRESENT FOR THE HEARING. CHAIRMAN MAJTLIS INFORMED THE BOARD THAT MS. SABA WOULD BE A VOTING MEMBER FOR THIS HEARING, REPLACING MR. MELTZER.

III. Approval of the Minutes of the October 21, 2021: (2:04:32)

**MOTION BY MR. KLEIN TO APPROVE THE OCTOBER 21, 2021 MINUTES.
SECONDED BY MS. WARTON.
MOTION PASSED UNANIMOUSLY.**

IV. Administration of the Oath to Town Staff: (2:04:46)

The Town staff were sworn in by Secretary Marcote.

V. Code Statistics: (2:05:05)

- 1332 Year to date Code Enforcement cases.
- 140 Cases initiated since the last Code Board Hearing
- 47 cases officer generated
- 93 cases were received (not self-initiated)
- 23 cases set to appear at the September Code Board
- 19 cases achieved compliance before the hearing
- 3 new cases to be heard today
- 0 fine consideration cases to be heard today
- 0 fine reduction cases to be heard today
- 1 old business case to be heard today

VI. Public Hearing: (2:06:02)

A. Case # CE 21-989, 264 Seminole Ave., PB Capital Royalty LLC: (2:06:05)

Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

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

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

MOTION BY MR. KLEIN TO FIND THE VIOLATOR IN NON-COMPLIANCE, ASSESS ADMINISTRATIVE FEE OF \$150.00 TO BE PAID WITHIN 30 DAYS OF THIS ORDER AND TO COME INTO COMPLIANCE BY DECEMBER 13, 2021.

MOTION SECONDED BY MR. LARMOYEUX.

MOTION PASSED UNANIMOUSLY.

B. Case # CE 21-969, 2500 S. Ocean Blvd., 2500 South Ocean Condominium: (2:11:32)

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

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

MOTION BY MR. LARMOYEUX TO FIND THE VIOLATOR IN NON-COMPLIANCE, ASSESS ADMINISTRATIVE FEE OF \$150.00 TO BE PAID WITHIN 30 DAYS OF THIS ORDER AND TO COME INTO COMPLIANCE BY JANUARY 17, 2022.

MOTION SECONDED BY MR. KLEIN AND MS. WARTOW

MOTION PASSED UNANIMOUSLY.

C. Case # CE 21-1140, 292 Colonial Lane, Susan Leas & Mr. Lopez Landscaping: (2:17:29)

Violation of Chapter 42, Section 42-197(12b) of the Town of Palm Beach Code of Ordinances states the use of gasoline powered leaf blowers is prohibited on any property within the town which is less than one acre in size.

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

The property owner Ms. Leas was present and gave testimony in the case.

MOTION BY MR. KLEIN OF NON-COMPLIANCE AND TO ASSESS ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00 TO BE PAID WITHIN 30 DAYS OF THIS ORDER AND TO WAIVE ALL OTHER FINES.

MOTION SECONDED BY MS. WARTOW AND MS. SABA

MOTION PASSED UNANIMOUSLY.

VII. Old Business: (2:31:23)

A. Case # CE 21-968, 480 S. Ocean Blvd., Patricia Kahn: (2:31:28)

Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Chapter 88, Section 88-16(a) requires exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Officer Felix re-presented the facts of the case and entered evidence into the case.

Ms. Freeman was present on behalf of the property owner and gave testimony

MOTION BY MR. LARMOYEUX TO RECONSIDER THE CASE.

MOTION SECONDED BY MR. KLEIN.

MOTION PASSED UNANIMOUSLY.

MOTION BY MR. LARMOYEUX TO VACATE THE PRIOR ORDER OF NON-COMPLIANCE, TO REMOVE THE ADMINISTRATIVE FEE OF \$150.00. AND TO DEFER THIS CASE TO THE DECEMBER 16, 2021 CODE BOARD HEARING.

MOTION SECONDED BY MR. KLEIN.

MOTION PASSED UNANIMOUSLY.

VIII. Board Comments: (2:46:36)

Mr. Peloso asked in regards to the landscaping case if it is printed on the citation that there are administrative costs if the fine is not paid and you go before the board. The board had discussion in regards to this matter and Officer Felix also informed the board that he informs the violator at the time of issuance that there will be administrative costs involved with the hearing.

The Chairman also thanked everyone at the hearing and wished all a Happy Thanksgiving.

IX. Adjournment: (2:48:01)

MOTION TO ADJOURN BY MS. WARTOW.

SECONDED BY MS. SABA.

MOTION PASSED UNANIMOUSLY.