



# TOWN OF PALM BEACH

**TENTATIVE AGENDA:  
SUBJECT TO REVISION**

**CODE ENFORCEMENT BOARD  
COUNCIL CHAMBERS  
2ND FLOOR, TOWN HALL  
360 SOUTH COUNTY ROAD**

**JULY 21, 2011**

**2:00 P.M.**

The progress of this meeting maybe monitored by visiting the Town's web site. ([www.townofpalmbeach.com](http://www.townofpalmbeach.com)) and selecting "Live Meeting Audio" under the "Your Government" tab. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. Call to Order:

II. Roll Call:

Timothy Hoffman, Chairman  
Larry Ochstein, Member  
Madelyn Greenberg, Member  
Cynthia Van Buren, Member  
James M. Ballentine, Member  
W Anthony Dowell, Alternate Member  
Scotch Peloso, Alternate Member

III. Approval of the Minutes of June 16, 2011

IV. Administration of the Oath to Town Staff:

## V. Public Hearings:

A. Case # CE 11-729, 2145 S. Ocean Blvd., Benjamin Casas

Violation of Chapter 6, Section 6-9 (3) of the Town of Palm Beach Code of Ordinances, open container of alcohol on a public beach

B. Case # CE 11-274, 264 and 270 Seminole Ave., Sharon Talbot

Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, unsightly, unsafe or unsanitary conditions not allowed; windows, driveways and walls to be maintained in sound structural condition; all exterior surfaces to be painted and in good repair and appurtenances such as parking lots to be kept in good condition; Violation of Chapter 18, Section 18-241 and Florida Building Code, Section 105 building permits required 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

C. Case # CE 11-591, 456 S. Ocean Blvd., Charley's Crab & BCD Investors LLP

Violation of Chapter 134, Section 134-2179 (f) of the Town of Palm Beach Code of Ordinances, required or supplemental off-street parking shall be effectively screened with hedges which shall extend across the entire building line which separates the parking area from the street except for the access way; Violation of Chapter 42, Section 42-86 of the Code, unsightly, unsafe or unsanitary conditions and the storage of debris on private property not allowed

D. Case # CE 11-873, 456 S. Ocean Blvd., Charley's Crab and BCD Investors LLP

Violation of Chapter 134, Section 134-2179 (f) of the Town of Palm Beach Code of Ordinances, required or supplemental off-street parking shall be effectively screened with hedges which shall extend across the entire building line which separates the parking area from the street except for the access way

E. Case # 11-876, Vacant Lot, Gulfstream Rd., BCD Investors LLP

Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, unsightly, unsafe or unsanitary conditions and grass/weeds in excess of 8" in height not allowed and prohibits the accumulation of debris on private property; Violation of Chapter 18, Section 18-242, properties to be irrigated and sodded/seeded and maintained so as not to be unsightly; Violation of Chapter 126, Section 126-32, all coconut trees in the town shall be free of coconuts, coconut blooms, and dead or dying fronds

F. Case # CE 11-489, 216 Tradewind Dr., Scott M. & Virginia O. Gordon

Violation of Chapter 42, Section 42-228 of the Town of Palm Beach Code of Ordinances, a maximum permissible emission of noise level is established by use of a sound level meter and is set at a maximum of 61 dBA for day and 55 dBA for night (between 7:00 p.m. and 9:00 a.m.) for the geographic area

- G. Case # CE 11-553, 228 Worth Ave. AKA 224 Worth Ave., Malo and Palm V Assoc. Ltd  
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, exterior surfaces to be kept painted and maintained in good condition
- H. Case # CE 11-530, 252 Oleander Ave., Oleander Ventures LLC  
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, unsightly, unsafe or unsanitary conditions not allowed and floors, windows, walls, steps and handrails to be maintained structurally sound and in good condition and roofs to be maintained so as not to leak; Violation of Chapter 18, Section 18-406 which adopts the Standard Plumbing Code Section 301.3, plumbing required to be securely connected to the building's sanitary system
- I. Case # CE 11-564, 228 Seabreeze Ave., Lemur Seabreeze LLC  
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, appurtenances such as driveways and sidewalks to be maintained in a good state of repair; Violation of Chapter 42, Section 42-86 unsightly, unsafe or unsanitary conditions not allowed and grass over 8 inches in height and the storage of debris and trash on private property prohibited
- J. Case # CE 11-571, 230 Worth Ave. AKA 224 Worth Ave., Giorgio's of Palm Beach and Palm V Assoc. Ltd.  
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, appurtenances such as awning covers to be kept in a good state of repair
- K. Case # CE 11-698, 300 Indian Rd., David J. Jenkins  
Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, unsightly, unsafe or unsanitary conditions and grass/weeds in excess of 8" in height not allowed; Violation of Chapter 106, Section 106-159 (b), a clearance of 18 feet, measured vertically from the edges of the pavement and extending the full width of all streets and roadways is to be maintained at all times for the unobstructed passage of vehicles; Violation of Chapter 18, Section 18-242, properties to be irrigated and sodded/seeded and maintained so as not to be unsightly
- L. Case # CE 11-527, 239 S. County Rd., First Union Natl. Bank of FL  
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of ordinances, all exterior surfaces to be kept painted and all appurtenances such as balconies and guard rails maintained in good condition
- M. Case # CE 11-815, 251 Bradley Pl., 251 Bradley Place LLC  
Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, unsightly, unsafe or unsanitary conditions not allowed and lift stations required to have an airtight cover in place; Violation of Chapter 18, Section 18-242, building permits required 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

- N. Case # CE 11-555, 300 Worth Ave., Polo Ralph Lauren & Love 300  
Violation of the Town of Palm Beach Code of Ordinances, Chapter 38 Section 38-35 (b), burglar alarm system fines not paid
- O. Case # CE 11-852, 220 Esplanade Way, Steven R. Lapidus  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- P. Case # CE 11-885, 711 N. County Rd., Arthur J. Poisson  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- Q. Case # CE 11-886, 225 Jamaica Ln., Scott Vesley  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- R. Case # CE 11-901, 3400 S. Ocean Blvd., The Atriums of Palm Beach  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- S. Case # CE 11-903, 1520 S. Ocean Blvd., Frederick R. Adler  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- T. Case # CE 11-737, 1215 N. Lake Way, Peter Matwiczky  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- U. Case # CE 11-787, 126 Seaview Ave., Dean Becker  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions

- V. Case # CE 11-840, 278 La Puerta Way, Blair M. Givens  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- W. Case # CE 11-844, 740 N. Lake Way, Donald Glickman  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- X. Case # CE 11-853, 152 Dolphin Rd., John R. McDonald  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- Y. Case # CE 11-855, 1430 N. Ocean Blvd., Kevin D. McGann  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- Z. Case # CE 11-858, 725 N. Lake Way AKA 270 Ridgeview Dr., Howard Sosin  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- AA. Case # CE 11-860, 2560 S. Ocean Blvd., 2560 S. Ocean Blvd. Condominium  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- BB. Case # CE 11-870, 280 Bahama Ln., Dixon D. Boardman  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- CC. Case # CE 11-896, 141 Chilean Ave., Chant Corp.  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- DD. Case # CE 11-919, 209 Mockingbird Trl., Edward De Guardiola  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions

- EE. Case # CE 11-972, 225 Dunbar Rd. Michael Scharf  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- FF. Case # CE 11-933, 105 Clarendon Ave., Robert Miller  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- GG. Case # CE 11-849, 1220 N. Ocean Blvd., Jeffrey J. Lorenz  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions
- HH. Case # CE 11-900, 1220 N. Ocean Blvd., Jeffrey J. Lorenz  
Violation of Chapter 122, Section 122-53 of the Town of Palm Beach Code of Ordinances, watering outside of allowable days/hours of the emergency water restrictions

#### VI. Fine Consideration

- A. Case # 11-161, 301 Australian Ave., CSC Brazilian LP  
Violation of Chapter 54, Section 54-71 of the Town of Palm Beach Code of Ordinances, no building or site planning feature within a historic district shall be erected, altered, restored, moved or demolished without an approved Certificate of Appropriateness from the Landmarks Preservation Commission
- B. Case # CE 11-389, 296 S. County Rd., Milton Partnership LTD  
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, windows to be maintained in good condition and free of cracks or holes to prevent weather elements or insects from entering
- C. Case # CE 11-641, 142 Via Palma, Salomon & Ellen Bitton  
Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, unsafe or unsanitary conditions and grass in excess of 8" in height not allowed
- D. Case # CE 11-670, 270 Colonial Ln., Alla Kournikova  
Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, stagnant water or unsanitary conditions and grass in excess of 8" in height prohibited and the accumulation of trash and debris and any condition which provides harborage of vermin not allowed

## VII. Foreclosure Hearings

### A. Case # CE 10-418, 2300 S. Ocean Blvd., Gail Trinka

Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, unsightly, unsafe or unsanitary conditions not permitted and stagnant water and grass in excess of 8" in height not allowed

### B. Case # 10-2705, 332 S. County Rd., 332 South County Rd., LLC

Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, it is unlawful to have any building or other structure which is in dilapidated condition, an accumulation of debris on private property and grass in excess of 8 inches high, Chapter 42, Section 42-87, exterior walls to be kept painted and in good repair and appurtenances such as walls and canopy awnings to be kept in a safe and good state of repair and Chapter 18, Section 18-241, plumbing and electrical wiring to be maintained in a safe condition and in compliance with the Florida Building Code and the National Electrical Code

## VIII. Old Business

### A. Case # 08-2583, 271 La Puerta Way, 271 La Puerta Way LLC

Violation of Chapter 42, Section 42-228 of the Town of Palm Beach Code of Ordinances, the maximum permissible emission of noise level is 64 dBA for day and 58 dBA for night

## IX. Board Comments:

## X. Adjournment:

**Note 1:** If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

**Note 2:** A disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.