



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

CODE ENFORCEMENT BOARD

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

APRIL 17, 2014

02:00 P.M.

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com), selecting the "Your Government" tab and clicking on "Audio (Live and Archived)." If you have questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 24 hours after the conclusion of the meeting."

I. Call to Order:

II. Roll Call:

Harris S. Fried, Chairman
James M. Ballentine, Jr., Vice Chairman
Larry Ochstein
Madelyn Greenberg
Cynthia Van Buren
W Anthony Dowell
Robert Donnelley
Scotch Peloso, Alternate Member
Matthew Natale, Alternate Member

III. Election of Officers:

IV. Approval of the Minutes of March 20, 2014:

V. Administration of the Oath to Town Staff:

VI. Public Hearings:

A. Case # CE 13-1152, 124 Cocoanut Row, 124 Cocoanut Row LLC

Violation of Chapter 126, Section 126-31 of the Town of Palm Beach Code of Ordinances, vegetative growth located within the vicinity of any above ground utility line that has reached a height or is in a condition that might render it dangerous to the public utility line prohibited

B. Case # CE 14-173, 256 Seminole Ave., Maximilian & Louise Kaufmann

Violation of Chapter 18, Section 18-242 of the Town of Palm Beach Code of Ordinances, building permits required to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, repair, remove, convert or replace any electrical, mechanical or plumbing systems; Violation of Chapter 42, Section 42-86, accumulated debris on private property not allowed

C. Case # CE 14-180, 2880 S. Ocean Blvd., Ocean Via Realty LLC & Hojo Partners LLC

Violation of Chapter 134, Section 134-227 of the Town of Palm Beach Code of Ordinances, any expansion, enlargement or modification of an existing special use shall be permitted only upon authorization by the Town Council

D. Case # 14-190, 252 Oleander Ave., Oleander Ventures LLC

Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, all windows and doors to be constructed and maintained in such a condition as to exclude weather elements or insects from entering, appurtenances such as stairs and decks to be maintained in a safe and sound condition and in good repair and interior walls to be structurally sound; Violation of Chapter 18, Section 18-241 and Section 18-242, building permits required to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, repair, remove, convert or replace any electrical, mechanical or plumbing systems; Violation of Chapter 42, Section 42-86, vegetation infested with pests such as whitefly not allowed

E. Case # CE 14-207, 200 Block of Royal Poinciana Way, Nixon Home Improvement

Violation of Chapter 70, Section 70-2 of the Town of Palm Beach Code of Ordinances, posting or placing on any property, private or public building, any

handbills, signs or advertisements without the consent of the owner having first been obtained in writing, not allowed

F. Case # CE 14-244, 145 Woodbridge Rd., J.F. Brennan Properties, Inc. & JBPB Holdings Inc.

Violation of Chapter 134, Section 134-889 of the Town of Palm Beach Code of Ordinances, the use of any building or land in a residential district for any commercial or quasi-commercial use or purpose is prohibited; Violation of Chapter 114, Section 114-32, business tax receipt required for any person who carries on, engages in or conducts an occupation, business or profession enumerated in Chapter 114-43 of the Code

G. Case # CE 14-257, 1485 Via Manana, Axel Ulrich Trust

Violation of Chapter 134, Section 134-1728 and Section 134-1729 of the Town of Palm Beach Code of Ordinances, air conditioning equipment and generators to be placed within the required property setbacks; Violation of Chapter 18, Section 18-241 and Section 18-242, building permits required to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, repair, remove, convert or replace any electrical, mechanical or plumbing systems; Chapter 42, Section 42-86, pools to be maintained in a clean and sanitary condition and grass/weeds over 8 inches in height not allowed

VII. Fine Consideration:

A. Case # CE 14-128, 260 Clarke Ave., Arij Gasiunasen

Violation of Chapter 18, Section 18-242 of the Town of Palm Beach Code of Ordinances, building permits required to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, repair, remove, convert or replace any electrical, mechanical or plumbing systems

B. Case # CE 14-152, 2165 Ibis Isle Rd., #8, Ellis & Nancy Parker

Violation of Chapter 18, Section 18-241 and Section 18-242 of the Town of Palm Beach Code of Ordinances, permits required to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, repair, remove, convert or replace any electrical, mechanical or plumbing systems

VIII. Fine Reductions:

A. Case # CE 13-930, 253 Royal Poinciana Way, MB Ventures of Palm Beach

Violation of Chapter 18, Section 18-241 and Section 18-242 of the Town of Palm Beach Code of Ordinances, permits required to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, repair, remove, convert or replace any electrical, mechanical or plumbing system and requires smoke alarms; Violation of Chapter 42, Section 42-87(4), all windows and doors to the outside to be

constructed and maintained in such a condition as to exclude weather and elements or insects from entering; Violation of Chapter 42, Section 87(6 & 7), all appurtenances and stairs to be constructed so as to be safe and in good repair and in conformance with the building code; Violation of Chapter 42, Section 42-86(17), conditions that constitute a fire hazard not allowed; Violation of Chapter 46, Section 46-66 which adopts NFPA 70, electrical components such as wiring to be maintained in a safe manner and in compliance with the National Electrical Code; Violation of Chapter 42, Section 42-86(18), worn-out, scrapped or discarded materials not allowed to be stored on private property

B. Case # CE 11-1024, 1700 S. Ocean Blvd., Gertrude Maxwell Est.

Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, unsightly, unsafe or unsanitary conditions, stagnant water, debris on private property and grass greater than 8 inches in height prohibited; 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

C. Case # CE 12-1607, 1700 S. Ocean Blvd., Gertrude Maxwell Est.

Violation of Chapter 18, Section 18-747 of the Town of Palm Beach Code of Ordinances, self-closing and self latching pool enclosures required; Violation of Chapter 42, Section 42-87 exterior surfaces to be painted and in good repair; Violation of Chapter 46, Section 46-66 and NFPA 70 electrical components to be maintained in a safe manner and in compliance with National Electrical Code; Violation of Chapter 42, Section 42-86 accumulation of debris not allowed

D. Case # CE 13-440, 1700 S. Ocean Blvd., Gertrude Maxwell Est.

REPEAT Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, all appurtenances such as swimming pools to be kept in a safe and good state of repair

IX. Old Business:

A. Case # CE 13-621, 235 Sunrise Ave., The Palm Beach Hotel Condo Assn.

Violation of Chapter 42, Section 42-228 of the Town of Palm Beach Code of Ordinances, maximum permissible dBA noise level exceeded for the geographic area

X. Board Comments:

XI. 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.