



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

CODE ENFORCEMENT BOARD

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

FEBRUARY 20, 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:
- III. Approval of the Minutes of January 16, 2014:
- IV. Administration of the Oath to Town Staff:

V. Public Hearings:

- A. Case # CE 14-54, 270 El Dorado Ln., J.M. Contracting Group
Violation of Chapter 42, Section 42-199 of the Town of Palm Beach Code of Ordinances, Construction outside permitted days (in season)
- B. Case # CE 13-1128, Vacant Lot S. Ocean Blvd., M&C Properties LLC
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, appurtenances such as walls to be kept in a good state of repair and painted
- C. Case # CE 13-1129, 910 S. Ocean Blvd., PBC Realty
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, appurtenances such as walls to be kept in a good state of repair and painted
- D. 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
- E. Case # CE 13-1182, 123 Chilean Ave., Nancy E. Shubert
Violation of Chapter 42, Section 42-87 of the Town of Palm Beach Code of Ordinances, all appurtenances and exterior surfaces to be painted and in a good state of repair so as not to allow weather elements or insects to enter the building
- F. Case # CE 13-1199, 256 Seaspray Ave, John & Teresa Garofalo
Violation of Chapter 18, Section 18-241 and 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, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system
- G. Case # CE 14-44, 305 Indian Rd., Antos Glogowski
Violation of Chapter 42, Section 42-87(7) of the Town of Palm Beach Code of Ordinances, all appurtenances to be maintained in a state of safe and good repair; Violation of Chapter 18, Section 18-747, enclosures around pools to be sufficient to make the area inaccessible to small children and gates to be not less than four feet in height and to be self-closing and latching; Violation of Chapter 42, Section 42-87(2), all exterior surfaces to be kept painted and in good repair; Violation of Chapter 42, Section 42-86(4), dead or dying trees not allowed

- H. Case # CE 14-52, 205 Worth Ave. AKA 201 Worth Ave., Lendan Inc.
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 condition required

VI. Fine Consideration:

- 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 42-87(17), conditions that constitute a fire hazard not allowed; Violation of Chapter 46, Section 64-66 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 13-962, 250 Bradley Place, Lake Towers Condominium
Violation of Chapter 134, Section 134-1700 of the Town of Palm Beach Code of Ordinances, walls/fences within 25 feet of the easterly right-of-way of the Lake Trail not to exceed 4 feet in height above the lowest grade on either side of the fence; Violation of Chapter 134, Section 134-1728 pool equipment not to be located closer than five feet from the side or rear property line and equipment placed within 10 feet of the side or rear property must be completely screened from the neighboring property with a wall as high as said equipment
- C. Case # CE 13-1052, 201 List Rd. AKA 1066 N. Ocean Blvd., John S. Beeson
Violation of Chapter 126, Section 126-31 of the Town of Palm Beach Code of Ordinances, trees and hedges located within the vicinity of any building or public utility facility or above ground utility line that have reached a height or are in a condition that might render them dangerous to such buildings or public utility facilities or above ground utility lines in the event of high winds or hurricanes or other storm event are declared to be public nuisances and dangerous to buildings, persons and property in vicinity

VII. Fine Reductions:

A. Case # 07-2089, 151 Chilean Ave., Erik Gilbertson

Violation of Chapter 42, Section 42-86 of the Town of Palm Beach Code of Ordinances, accumulation of debris not allowed; Violation of Chapter 42, Section 42-87, all windows, doors, roofs and exterior structures to be maintained as to exclude weather elements or insects from entering, kept in a state of safe repair and painted.

B. Case # 08-2478, 151 Chilean Ave., E. Nordin Gilbertson

Violation of Chapter 134, Section 134-889 of the Town of Palm Code of Ordinances, commercial use of land in the R-B low density residential district not allowed

C. Case # CE 11-105, 151 Chilean Ave., E. Nordin Gilbertson

Violation of Chapter 18, Section 18-241 of the Town of Palm Beach Code of Ordinances, permits required to construct, enlarge, alter, repair, move or demolish any structure or building

VIII. Board Comments:

IX. 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.