



# Town of Highland Beach

## Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

### **ZOOM PARTICIPATION:**

**Online or Telephone Access** – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us) or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by click on the following link: <https://support.zoom.us/hc/en-us>.

**Viewing Only** - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

### **PROVIDING PUBLIC COMMENT:**

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

### **TO SEND COMMENTS IN ADVANCE VIA EMAIL:**

- To submit public comments, click on the link <https://mmportal6.teamunicode.com//> to go to the Agendas and Meeting webpage. At the top of the page click on "Public Comments" to submit your comments, or
- Submit your comments to [publiccomments@highlandbeach.us](mailto:publiccomments@highlandbeach.us).
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.
- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting

will allow public participants (audio only) into the meeting from the waiting room, to provide live public comment.

- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comment.

Should you have any questions, please feel free to contact the Town Clerk's Office at (561) 278-4548.

# AGENDA

## CODE ENFORCEMENT BOARD REGULAR MEETING



**Tuesday, December 13, 2022, AT 1:00 PM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: [www.highlandbeach.us](http://www.highlandbeach.us)

### **TOWN HALL COMMISSION CHAMBERS**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **SWEARING IN OF THE PUBLIC**
6. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
7. **APPROVAL OF MINUTES**
  - A. November 9, 2022
8. **UNFINISHED BUSINESS**
  - A. **CASE NO. CC2022-06-007**

Albert J Brok Trust  
3700 S Ocean Blvd. 805  
Highland Beach FL, 33487  
PCN: 24-43-47-04-51-001-0805  
Legal Description: TOSCANA NORTH COND UNIT 805

Code Sections: 30-122 (A) Building Permits Required

Violations: Observed AC changeout without permit.

**9. NEW BUSINESS**

**A. CASE NO. CC20222-10-006**

Michael & Magdalena Radu  
1091 Bel Lido Dr.  
Highland Beach FL, 33487  
PCN:24-43-47-04-02-005-0030  
Legal Description: BEL LIDO LT 3 BLK 5

Code Sections: 30-122 (A) Building Permit Required

Violations: Installation of paver bricks without permits.

**B. CASE NO. CC2022-10-027**

Karin Mueller/Paris & James Paris  
1106 Bel Air Dr. B  
Highland Beach FL, 33487  
PCN:24-43-47-04-03-000-0072  
Legal Description: HIGHLAND BEACH ISLES E 61.59 FT OF LT 7

Code Sections: 30-122 (B) Expiration of building permit;17-3 NUISANCES  
Nuisance; 28-10 LANDSCAPE Failure to Maintain Landscaping; IPMC 303.1  
Swimming pools; IPMC 303.2 Swimming pool enclosures

Violations: Expired permits; Overgrowth; Unsecure construction fence; open  
and exposed pool; dirty pool water.

**C. CASE NO. CC2022-10-014**

Jordan Cohen  
1123 Highland Beach Dr. 3  
Highland Beach FL, 33487  
PCN: 24-43-47-04-02-002-0223  
Legal Description: BEL LIDO TH PT OF LT 22 K/A UNIT 3 BLK 2

Code Sections: 34-5 (A) Application for Vacation Rental Certificate

Violations: Unregistered Vacation Rental

**D. CASE NO. CC2022-10-022**

3200 SEAGATE LLC  
3200 S Ocean Blvd.  
Highland Beach, FL 33487

Code Sections: 12-6 Hours of construction

Violations: Construction workers arriving/setting up before allowed time by code

**E. CASE NO. CC2022-10-020**

Jordan Cohen  
1119 Highland Beach Dr. 3  
Highland Beach FL, 33487  
PCN: 24-43-47-04-02-002-0214  
Legal Description: BEL LIDO TH PT OF LT 21 K/A WEST UNIT BLDG 2 BLK 2

Code Sections: 34-5 (A) Application for Vacation Rental Certificate

Violations: Unregistered Vacation Rental

**F. CASE NO. CC2022-10-007**

1114 BELAIR LLC  
1114 Bel Air Dr. 1  
Highland Beach FL, 33487  
PCN: 24-43-47-04-03-000-0090  
Legal Description: HIGHLAND BEACH ISLES LOT 9

Code Sections: 12-2(B) Construction Site Cleanliness/Construction Site Safety;  
12-2(E) Construction site cleanliness; construction site safety; 12-2(E)  
Construction site cleanliness; construction site safety; 12-4 Temporary  
construction fences; 12-4(D)(2) Temporary Construction Fence Maintenance;  
IPMC 14-35(A) PMC - Rubbish and Garbage

Violations: Open storage; improper construction fence and site cleanliness

**G. CASE NO. CC2022-01-005**

William & Suzanne Fleming TR TITL HLDRS  
1053 Boca Cove Ln.  
Highland Beach, FL 33487  
PCN:24-43-47-04-01-000-1146  
Legal Description: DELRAY-BY-THE-SEA TH PT OF LTS 114 & 115 & TH PT  
OF FLORIDA AVE AS INOR5635 P1243 A/K/A UNIT 6 BLDG 2 BOCA COVE

Code Sections: 30-122 (A) Building Permits Required

Violations: A/C changeout without permit

**10. ANNOUNCEMENTS**

December 13, 2022 – 6:00 P.M.      Public Meeting Accessory Marine Facility  
Regulations

December 15, 2022 – 5:00 P.M. – 7:30 P.M. – Mingle and Jingle Food Truck Event

December 23, and 26, 2022

Town Hall Closed in observance of Christmas  
Holiday

January 02, 2023

Town Hall Closed in observance of New Year's  
Holiday

## **11. ADJOURNMENT**

---

*Any person that decides to appeal any decision made by the Code Enforcement Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.*

*In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.*

---