



## TOWN OF HIGHLAND BEACH CODE ENFORCEMENT BOARD REGULAR MEETING MINUTES

Town Hall / Commission Chambers  
3614 South Ocean Boulevard  
Highland Beach, Florida 33487

Date: March 15, 2023  
Time: 1:00 PM

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### 1. CALL TO ORDER

Chairperson Schlam called the meeting to order at 1:00 P.M.

### 2. ROLL CALL

Board Member Michael Cherbini  
Board Member Bryan Perilman  
Board Member Robert Lasorsa  
Board Member David Axelrod  
Board Member James Murray  
Vice Chairperson Jane Perlow  
Chairperson Myles Schlam  
Town Attorney Leonard Rubin  
Administrative Support Specialist Jaclyn DeHart

#### **Additional Staff Present**

Code Compliance Officer Adam Osowsky

### 3. PLEDGE OF ALLEGIANCE

The Code Enforcement Board led the Pledge of Allegiance of the United States of America.

### 4. APPROVAL OF THE AGENDA

**Motion:** Axelrod/Perlow - Moved to approve the agenda as presented which passed unanimously 7 to 0.

### 5. SWEARING IN OF THE PUBLIC

Ms. DeHart swore in those giving testimony.

### 6. PUBLIC COMMENT

There were no public comments.

**7. APPROVAL OF MINUTES**

A. February 14, 2023

**Motion:** Perilman/Axelrod - Moved to minutes of February 14, 2023 which passed unanimously 7 to 0.

**8. UNFINISHED BUSINESS**

A. None.

**9. NEW BUSINESS**

**A. CASE NO. CC2022-12-010**

Donal Cassidy & Kathleen Sherry-Cassidy  
1013 Bel Air Dr.  
Highland Beach FL, 33487  
PCN: 24-43-47-04-23-000-0010  
Legal Description: LLORET DE MAR COND UNIT 1

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

Violations: Interior demolition/remodel without required permits

Chairperson Schlam read the title of Item 9.A. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky checked the computer during the hearing and said that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Kathleen Sherry-Cassidy, owner, spoke about the violation in regard to water leaks and damage.

The public hearing was closed and followed by a motion.

**Motion:** Perlow/Lasorsa - Moved that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation but is now in compliance and that a do not repeat order be issue and assess prosecution costs in the amount of \$250.00 payable within 30 days. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Lasorsa (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Axelrod (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

**B. CASE NO. CC2022-12-025**

Dean Jackson  
3215 S. Ocean Blvd. 1006  
Highland Beach FL, 33487  
PCN: 24-43-46-33-11-003-1006  
Legal Description: AMBASSADORS V NORTH COND BLDG 3 APT 1006

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

Violations: Mechanical work done without permit

Chairperson Schlam read the title of Item 9.B. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Dean Jackson, owner, spoke about the updated permit and the work that was done.

Michael Silva, contractor, spoke on the permit and the scope of the work to be done.

The public hearing was closed and followed by a motion.

**Motion:** Axelrod/Lasorsa – Moved that there was no violation of the Town Code as alleged in the Notice of Violation, Based upon a roll call, Member Axelrod (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), Member Murray (Yes), Vice Chair Person Perlow ( Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

**C. CASE NO. CC2023-01-016**

Alan & Patti Masarek  
3515 S. Ocean Blvd.  
Highland Beach FL, 33487  
PCN: 24-43-46-33-00-004-0140  
Legal Description: 33-46-43, N 60 FT OF S 770 FT OF GOV LT 4 LYG E OF  
SR 140 A/K/A CITY LOT NO 83

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

Violations: a/c work being done without a permit.

Chairperson Schlam read the title of Item 9.C. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Enforcement Office Adam Osowsky stated that there was an issue with mailing service and the property has been brought into compliance and that the case is closed.

**D. CASE NO. CC2023-01-026**

Nuha Kahok  
2575 S. Ocean Blvd. 102S  
Highland Beach FL, 33487  
PCN: 24-43-46-28-47-002-1020  
Legal Description: TOWNHOUSES OF HIGHLAND BEACH COND BLDG  
SOUTH UNIT 102-S

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

Violations: installing wiring to tankless water heater without permit

Chairperson Schlam read the title of Item 9.D. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and that the case is closed.

**E. CASE NO. CC2023-01-034**

Laura & Robin Sax  
4011 S. Ocean Blvd  
Highland Beach FL, 33487  
PCN: 24-43-47-04-00-005-0040  
Legal Description: 4-47-43, S 100 FT OF N 700 FT OF GOV LT 5 E OF A-1-A  
A/K/A CITY LOT NO 50

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

Violations: Built/Installed/Erected new rear stairs/posts in/above sand dune for beach access without required town

Chairperson Schlam read the title of Item 9.E. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky stated that the property has been brought into compliance since the Notice of Hearing and that the case is closed.

**F. CASE NO. CC2023-01-020**

David & Linda Goldberg  
3401 S. Ocean Blvd. 2  
Highland Beach FL, 33487  
PCN: 24-43-46-33-43-000-0020

Legal Description: RIDGE CONDO UNIT 2

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

Violations: Electric- As- Built without required permit

Chairperson Schlam read the title of Item 9.F. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly

and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation remains. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation, the violator be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance.

The public hearing was closed and followed by a motion.

**Motion:** Perlow/Cherbini - Moved that Respondent be found in violation of the Town Code as alleged in the Notice of Violation and that they be ordered to comply within 14 days or be fined \$250.00 per day for each day the violation remains after the date set for compliance and assess prosecution costs in the amount of \$250.00 payable by the date set for compliance. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), Member Axelrod (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed 7 to 0.

**G. CASE NO. CC2023-02-005**

1105 Bel Air LLC  
1105 Bel Air Dr. C  
Highland Beach FL, 33487  
PCN: 24-43-47-04-44-000-0030  
Legal Description: BEL LIDO ESTATES COND UNIT 3

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

Violations: Interior remodel, including but not limited to flooring and bathroom remodel, without permits

Chairperson Schlam read the title of Item 9.G. and asked the Board members if they had any ex parte communications to disclose in the matter? Hearing none, he opened the public hearing and called for Code Compliance Officer Osowsky to give testimony and recommendations regarding the violation.

Code Compliance Officer Adam Osowsky provided a brief timeline of the facts of the case. He entered submittals of evidence into the record that included proof of service, supporting documents, photos taken of the property that fairly and accurately represented the violation observed during the onsite inspections, and paper postings at the property address and at Town Hall.

Code Compliance Officer Adam Osowsky mentioned that the violation has been corrected. Therefore, the Town recommends that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation and recommended to assess prosecution costs in the amount of \$250.00 payable set by the date for compliance.

Berno Mariniti, contractor, provided comments on the violation.

The public hearing was closed and followed by a motion.

**Motion:** Perlow/Axelrod - Moved that the Respondents be found in violation of the Town Code as alleged in the Notice of Violation but is now in compliance and that a do not repeat order be issue and assess prosecution costs in the amount of \$250.00 payable within 30 days. Based upon a roll call, Vice Chairperson Perlow (Yes), Member Axelrod (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), Member Murray (Yes), and Chairperson Schlam (Yes). The motion passed on a 7 to 0 vote.

## **10. ANNOUNCEMENTS**

Chairperson Schlam read the announcements as follows:

March 21, 2023	1:30 P.M.	Town Commission Special Meeting
April 4, 2023	1:30 P.M.	Town Commission Meeting
April 11, 2023	1:00 P.M.	Code Enforcement Board Regular Meeting
April 13, 2023	9:30 A.M.	Planning Board Regular Meeting

11. ADJOURNMENT

The meeting adjourned at 1:32 P.M.

APPROVED April 11, 2023, Code Enforcement Regular Meeting

ATTEST:



A handwritten signature in dark ink, appearing to read "M. Schlam", written over a horizontal line.

Myles B. Schlam, Chairperson

Transcribed by: Jaclyn DeHart

A handwritten signature in dark ink, appearing to read "Jaclyn DeHart", written over a horizontal line.

Jaclyn DeHart  
Administrative Support Specialist

April 11, 2023

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Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com>