



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

**LIBRARY COMMUNITY ROOM  
3618 South Ocean Boulevard  
Highland Beach, Florida 33487**

**Date: March 12, 2024  
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 James Murray  
Board Member Bryan Perilman  
Board Member Robert Lasorsa  
Board Member David Kaufman  
Vice Chairperson Jane Perlow  
Chairperson Myles Schlam  
Town Attorney Leonard Rubin  
Deputy Town Clerk Jaclyn DeHart

#### **ABSENT**

Board Member Michael Cherbini

#### **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**

**Moved:** Perlow/Perilman - Moved to approve the agenda as presented which passed unanimously 6 to 0.

### **5. SWEARING IN OF THE PUBLIC**

Ms. DeHart swore in those giving testimony.

**6. APPROVAL OF MINUTES**

**A. February 13, 2024**

**Motion:** Murray/Perlow - Moved to approve the minutes of February 13, 2024 which passed unanimously 6 to 0.

**7. UNFINISHED BUSINESS**

**A. None.**

**8. NEW BUSINESS**

**A. CASE NO. CC2023-12-012**

SEAGATE OF HIGHLAND CONDO  
3224 S OCEAN BLVD  
Highland Beach FL, 33487

Code Sections: 110. 9(5) Town of Highland Beach Administrative Code Chapter 1 For The 7th Edition (2020) Florida Building Code and 6-27 Administrative amendments to Florida Building Code.

Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report.

Chairperson Schlam read the title of Item 8.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 stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

**B. CASE NO. CC2023-12-013**

LLORET DE MAR CONDO,  
1001-1013 Bel Air Dr.  
Highland Beach FL, 33487

Code Sections: 110. 9(5) Town of Highland Beach Administrative Code Chapter 1 For The 7th Edition (2020) Florida Building Code and 6-27 Administrative amendments to Florida Building Code.

Violations: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to

the Florida Building Code by failing to submit the required milestone inspection report. Lloret de Mar Condo is missing the required electrical report.

Chairperson Schlam read the title of Item 8.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 stated that the property has been brought into compliance since the Notice of Hearing and the case is closed.

**C. CASE NO. CC2023-12-017**

STEPHEN & MARLA GARCHIK,  
2474 S Ocean Blvd.  
Highland Beach FL, 33487  
PCN:24-43-46-28-09-000-0131

Legal Description: BYRD BEACH LT 13A (LESS N 10 FT) & LT 14A

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

Violations: Pergola built without an issued permit.

Chairperson Schlam read the title of Item 8.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 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 of the violation, 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.

Michael Marshall, homeowner's attorney, gave comments on the violation.

Jeff Remus, Building Official, provided comments in regard to a permit not being issued.

Frank Destiorta, Property Manager, gave comments on the violation and the timeline of events.

The public hearing was closed followed by a motion.

**Motion:** Perilman/Lasorsa - 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 60 days or be fined \$250.00 per day for each day the violations remain 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, Member Perilman (Yes), Member Lasorsa (Yes), Member Murray (Yes), Member Kaufman (Yes), Vice Chairperson Perlow (Yes), and Chairperson Schlam (Yes). The motion passed 6 to 0.

**D. CASE NO. CC2024-01-032**

Julia Wanklyn & Patrick Culleton  
1102 Russell Dr.  
Highland Beach FL, 33487  
PCN:24-43-47-04-01-000-1071

Legal Description: DELRAY-BY-THE-SEA TH PT OF LT 107 IN OR2755P308  
A/K/A UNIT 64 BOCA COVE

Code Sections: 30-122 (B) Expiration of building permit.

Violations: Permit AC22-0054 a/c change out has expired.

Chairperson Schlam read the title of Item 8.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 the case is closed.

**9. ANNOUNCEMENTS**

Chairperson Schlam read the announcements as follows.

March 14, 2024	9:30AM	Planning Board Meeting
April 09, 2024	1:00PM	Code Enforcement Board Meeting

**10. ADJOURNMENT**

The meeting adjourned at 1:39 PM.

**APPROVED** April 09, 2024, Code Enforcement Regular Meeting




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Myles B. Schlam, Chairperson

**ATTEST:**



Transcribed by: Jaclyn DeHart



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Jaclyn DeHart  
Deputy Town Clerk

April 09, 2024

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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>