



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

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

**Date: February 14, 2023  
Time: 1:00 PM**

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### **1. CALL TO ORDER**

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

### **2. ROLL CALL**

Board Member Robert Lasorsa  
Board Member Michael Cherbini  
Board Member Bryan Perilman  
Board Member James Murray  
Board Member David Axelrod  
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/Perilman - 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**

Jerry Ruggirello of 1006 Grand Ct. made comments on a previous code case.

## 7. APPROVAL OF MINUTES

A. January 10, 2023

**Motion:** Murray/Axelrod - Moved to approve the minutes, which passed unanimously 7 to 0.

## 8. UNFINISHED BUSINESS

### A. CASE NO. CC2022-10-023

COMPRES LISA A HYNES & LUIS J TRUST  
3114 S Ocean Blvd. Apt. 101  
Highland Beach FL, 33487  
PCN: 24-43-46-33-09-000-1010  
Legal Description: MONTEREY HOUSE COND APT 101

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

Violations: Interior work to closet without a permit.

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 provided a brief timeline of the facts of the case. He mentioned that this case was postponed from the previous meeting. 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.

Lisa Compres, property owner, gave testimony on the violation.

**Motion:** Perlow/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 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 Lasorsa (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Murray (Yes), Member Axelrod (Yes), and Chairperson Schlam (Yes). The motion passed 7 to 0.

**B. CASE NO. CC2022-06-006**

Braemar Isle Condominium Association  
4740 S Ocean Blvd.  
Highland Beach, FL 33487

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

Violations: Observed damage drywall and elevated levels of moisture in Unit 116

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 Osowsky reviewed the information from the previous Code Enforcement Board Meeting. He mentioned that Braemar Isle Condominium association had formally requested to have this item placed on the agenda for review.

Rebecca Zissel, attorney for Braemar Isle Condominium Association provided comments on the violation. They are requesting a 90-day extension for the compliance order.

Anthony Lopez, Director of Operations for Braemar Isle Condominium Association, provided comments on the violation.

Jeff Remus, Building Official for the Town of Highland beach, provided comments on the violation.

Rhonda Bami, condo owner, mentioned that since the last meeting Anthony Lopez has been working hard to resolve the issue.

**Motion:** Cherbini/Lasorsa – Moved that the Respondent be ordered to comply within 90 days or be fined \$250.00 per day for each day the violation remains after the date set for compliance, Based upon a roll call, Member Cherbini (Yes), Member Lasorsa (Yes), Chairperson Schlam (Yes), Vice Chairperson Perlow (Yes), Member Perilman (Yes), Member Murray (Yes), and Member Axelrod (Yes). The motion passed 7 to 0.

## 9. NEW BUSINESS

### A. Nomination of Chairperson and Vice Chairperson

The Board members discussed the nomination of a Chairperson and Vice Chairperson. Member Lasorsa/Axelrod nominated the current Chairperson and Vice Chairperson to continue in their current positions. Due to their being no other nominations Town Attorney Rubin advised that no motion was needed due to their being only one nomination for each.

### B. CASE NO. CC2022-12-015

Timothy Fischer  
1123 Highland Beach Dr. 1  
Highland Beach FL, 33487  
PCN: 24-43-47-04-02-002-0221  
Legal Description: BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

Code Sections: 12-4 Temporary construction fences.

Violations: Dumpster not screened to code.

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.

**Motion:** Perilman/Perlow - 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, Member Perilman (Yes), Vice Chairperson Perlow (Yes), Chairperson Schlam (Yes), Member Cherbini (Yes), Member Lasorsa (Yes), Member Murray (Yes), and Member Axelrod (Yes). The motion passed on a 7 to 0 vote.

**C. CASE NO. CC2022-12-008**

Timothy Fischer  
1123 Highland Beach Dr. 1  
Highland Beach FL, 33487  
PCN: 24-43-47-04-02-002-0221  
Legal Description: BEL LIDO TH PT OF LT 22 K/A UNITS 1 & 2 BLK 2

Code Sections: FBC 110.5 Inspection requests, FBC 110.6 Approval required.

Violations: Violation of FBC [A]110.5 Inspection requests & [A]110.6 Approval required. This job has been Red Tag with a Stop Work Order on 12/14/2022.

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 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.

**Motion:** Perlow/Axelrod - 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 Axelrod (Yes), Chairperson Schlam (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), and Member Murray (Yes). The motion passed on a 7 to 0 vote.

**D. CASE NO. CC2022-09-007**

Delray Florida Properties LLC  
2525 S Ocean Blvd.  
Highland Beach FL, 33487  
PCN: 24-43-46-28-09-000-0140  
Legal Description: BYRD BEACH LOT 14

Code Sections: IPMC 507.1 Storm Drainage General

Violations: Storm drainage causing a nuisance.

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 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.

Jeff Remus, Building Official for the Town of Highland Beach, gave comments on the violation.

Richard Jones, contractor for the property, gave comments on the violation.

**Motion:** Perlow/Murray - 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 by April 01, 2023, 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 Murray (Yes), Chairperson Schlam (Yes), Member Cherbini (Yes), Member Perilman (Yes), Member Lasorsa (Yes), and Member Axelrod (Yes). The motion passed on a 7 to 0 vote.

## 10. ANNOUNCEMENTS

Chairperson Schlam read the announcements as follows:

|                   |           |                                                  |
|-------------------|-----------|--------------------------------------------------|
| February 20, 2023 |           | Town Hall closed in observance of Presidents Day |
| February 21, 2023 | 1:30 P.M. | Town Commission Meeting                          |
| March 07, 2023    | 1:30 P.M. | Town Commission Meeting                          |
| March 09, 2023    | 9:00 A.M. | Planning Board Regular Meeting                   |

## 11. ADJOURNMENT

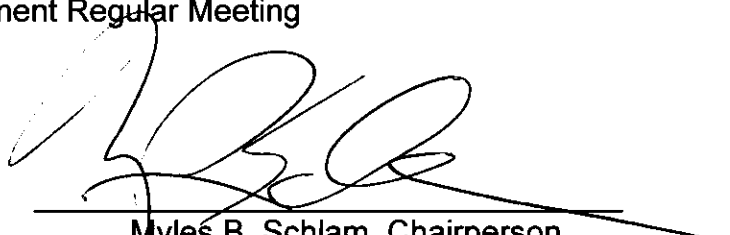
The meeting adjourned at 1:57 P.M.

**APPROVED** March 15, 2023, Code Enforcement Regular Meeting

ATTEST:



  
Jaclyn DeHart  
Administrative Support Specialist

  
Myles B. Schlam, Chairperson

Transcribed by: Jaclyn DeHart

March 15, 2023

\_\_\_\_\_  
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>