

AGENDA

TOWN OF HYPOLUXO CODE ENFORCEMENT HEARING Al Merion Council Chambers Wednesday, June 7, 2023 – 10:00 AM

1) Opening

- **Call to Order**
- **Additions, Deletions or Modifications to the Agenda and Adoption**
- **Swearing In of all Persons Presenting Testimony**

2) Public Hearing

1. Notice of Hearing to Confirm the Fine

Case Number: CF 2022-031

Name of Respondent: Mariner's Cay Homeowners Association

Address: 50 Scotia Drive, Hypoluxo, Fl 33462

Violation Description:

50 Scotia Drive:

1. Provide current Copies of both the Fire Alarm & Fire Sprinkler inspection reports to be placed in the binders for all buildings - FACP rooms
2. Replace existing exit sign with one capable of battery backup - office hallway leading to large seating area

200 Scotia Drive:

1. Provide service to emergency lights not operating on battery backup:
 - 1-1st floor, NE stair- * upon reinspection EM light missing
 - 2-1st floor, SE stair
 - 3-3rd floor, SE stair

400 Scotia Drive:

1. Provide service to emergency lights not operating on battery backup:
 - 1-3rd floor, NE stair

500 Scotia Drive:

1. Provide service to emergency lights not operating on battery backup:
 - 1-1st floor, SW stair
 - 2-3rd floor, SW stair

800 Scotia Drive:

1. Provide service to emergency lights not operating on battery backup:
 - 1-3rd floor, NE stair
 - 2-3rd floor, SE stair

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1000 Scotia Drive:

1. Provide service to fire rated door, must self-close and latch:
 - 1-1st floor FACP room
 - 2-NE exterior elevator motor room
2. Provide service to trash chute door, must self-close and latch-6th floor, trash room

1150 Scotia Drive:

1. Provide service to emergency light not operating on battery backup:
 - 1-Gym SE wall
 - 2-Hallway near women's restroom
 - 3-Men's restroom
2. Provide an updated log for the required weekly run of the diesel fire pump.
3. Vendor to upload repaired deficiencies - 2022 yellow tag annual fire pump repairs
4. Add a padlock to the NW PIV outside the fire pump room

1200 Scotia Drive:

1. Provide service to fire rated door, must self-close and latch- 2nd floor, Trash room
2. Provide service to emergency light not operating on battery backup:
 - 1-5th floor, hallway near trash room
 - 2-3rd floor, east hallway near unit 302
3. Remove paint from fire door label or provide new label- 1st floor, electrical room
4. Provide service to trash chute door, must self-close and latch:
 - 1-5th floor, trash room completed
 - 2-4th floor, trash room
 - 3-2nd floor, trash room

2. Notice of Hearing to Confirm the Fine

Case Number: CF 2023-003

Name of Respondent: Greta Stewart

Address: 124 Park Lane East

Violation Description: Work without a permit for interior alterations, Section 105 Permits Required, Multi-Family property in a residential single-family home (RS-1 Zoning District, Section 28-14)

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3. **Notice of Hearing**
Case Number: CF 2023-015
Name of Respondent: Mariners Cay HOA
Address: 50 Scotia Drive
Address of Violation: 100 Scotia Drive 302
Violation Description: Source of moisture intrusion must be addressed and eliminated immediately. Chapter 10, Article III Chapter 22, Article II conditions which constitutes a safety and/or health hazard.

4. **Notice of Hearing**
Case Number: CF 2023-016
Name of Respondent: Mariners Cay HOA
Address: 50 Scotia Drive
Address of Violation: 200 Scotia Drive 204
Violation Description: Source of moisture intrusion must be addressed and eliminated immediately. Chapter 10, Article III Chapter 22, Article II conditions which constitutes a safety and/or health hazard.

5. **Notice of Hearing**
Case Number: CF 2023-017
Name of Respondent: Mariners Cay HOA
Address: 50 Scotia Drive
Address of Violation: 400 Scotia Drive 103
Violation Description: Source of moisture intrusion must be addressed and eliminated immediately. Chapter 10, Article III Chapter 22, Article II conditions which constitutes a safety and/or health hazard.

6. **Notice of Hearing**
Case Number: CF 2023-018
Name of Respondent: Mariners Cay HOA
Address: 50 Scotia Drive
Address of Violation: 400 Scotia Drive 104
Violation Description: Source of moisture intrusion must be addressed and eliminated immediately. Chapter 10, Article III Chapter 22, Article II conditions which constitutes a safety and/or health hazard.

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7. **Notice of Hearing**
Case Number: CF 2023-019
Name of Respondent: Mariners Cay HOA
Address: 50 Scotia Drive
Address of Violation: 1200 Scotia Drive 401
Violation Description: Source of moisture intrusion must be addressed and eliminated immediately. Chapter 10, Article III Chapter 22, Article II conditions which constitutes a safety and/or health hazard.

8. **Notice of Hearing**
Case Number: CF 2023-020
Name of Respondent: Mariners Cay HOA
Address: 50 Scotia Drive
Address of Violation: 1200 Scotia Drive 506
Violation Description: Source of moisture intrusion must be addressed and eliminated immediately. Chapter 10, Article III Chapter 22, Article II conditions which constitutes a safety and/or health hazard.

9. **Notice of Hearing**
Case Number: CF 2023-012
Name of Respondent: Vernon Rebello
Address of Violation: 400 Scotia Drive 203
Violation Description: Improvements without building permit Sec 28-207

10. **Notice of Hearing**
Case Number: CF 2023-011
Name of Respondent: Olena Austin & William Gates
Address: 132 Periwinkle Drive
Violation Description: Town Code Section 28-41 (E)(1) Docks located in the RS district shall be for the exclusive use of the owners or occupants of the lot appurtenant to the dock. Excessive boats may or may not be registered to homeowner. Section 28-94 Illegal parking of truck, boat trailer or recreational vehicle. Chapter 28, outside storage. Excessive boat mooring is creating a nuisance to the adjacent property owners because of the limited and restricted use impeding the width of the body of water thereby affecting the ingress/egress of the body of the water. Section 28-207 Gazebo erected without a permit.

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11. Notice of Hearing

Case #2023-013

Name of Respondent: South Florida Investment Real Estate LLC
Address: PO Box 542533 Lake Worth, FL 33454
Address of Violation: 120 Park Lane East
Violation Description: Illegal parking of recreational vehicle Section 28-94(e) Running a short-term rental without a license (Ordinance 220)

12. Request for additional time to come into compliance.

Case Number: CF 2023-007
Name of Respondent: Mary Beach
Address: 64 Relaxed Circle, Hypoluxo, FL 33462
Violation Description: Section 28-207 work without a permit, remove stairs and landing that were not permitted and part of the approved permit plans for deck.

13. Notice of Hearing

Case Number: CF 2023-021
Name of Respondent: Kimberly Altman Trust
Address: 101 Neptune Drive, Hypoluxo, FL 33462
Violation Description: Section 28-207 Improvements without building permits

3) Adjournment

Please be advised that should any interested person seek to appeal any decisions made by the Code Enforcement Special Master with respect to any matter considered at this hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to the provisions of the Americans with Disabilities Act; any person requiring special accommodations to participate in this meeting, please advise the Town at least three (3) calendar days before the hearing by contacting Dixie Gualtieri at (561) 582-0155.