



# CODE ENFORCEMENT BOARD MEETING

## TOWN OF PALM BEACH

AUGUST 21, 2025

2:00 PM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

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Martin Klein, Chair  
Scotch Peloso, Vice Chair  
Dave Brooker, Member  
Harris S. Fried, Member  
Chris Larmoyuex, Member  
John McGowan Jr., Member  
Pamela Saba, Member  
Angel Arroyo, Alternate Member  
John P. Cohen, Alternate Member

### AGENDA

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### MINUTES

1. Approval of Minutes from July 17, 2025, Code Enforcement Board

#### APPROVAL OF AGENDA

#### ADMINISTRATION OF THE OATH

#### COMMENTS

2. OFFICIALS

#### PUBLIC HEARINGS

3. Case # CE 25-1548, 389 S. Lake Drive, John J. Doyle Development:  
Violation of Chapter 106, Section 106-1 of the Town of Palm Beach Code of Ordinances states it shall be unlawful to obstruct or cause to be obstructed any sidewalk or crossing in any way.
4. Case # CE 25-1531, 334 Chilean Ave., Courchene Development Corp:  
Violation of Chapter 106, Section 106-1 of the Town of Palm Beach Code of Ordinances states it shall be unlawful to obstruct or cause to be obstructed any sidewalk or crossing in any way.
5. Case # CE 25-1361, 314 Chilean Ave., Neal Roofing & Waterproofing:  
Violation of Chapter 42, Section 42-199 of the Town of Palm Beach Code of Ordinances states beginning on the Monday preceding Thanksgiving, and during the months of December, January, February, March and April of each year, construction work not otherwise prohibited by [section 42-](#)

[198](#) or other work resulting in noise tending to disturb the people in the vicinity thereof shall not begin until the hour of 8:00 a.m., and shall cease at the hour of 5:00 p.m., except Saturday, Sunday and observed town holidays, and the days before and after Thanksgiving, when all construction and lawn maintenance work, other than as excepted in [section 42-230](#), is prohibited. In no event shall heavy equipment or other outdoor construction-related and lawn maintenance noise be permitted before 9:00 a.m. Beginning on May 1 until the Monday preceding Thanksgiving, work may commence at 8:00 a.m. and cease at the hour of 6:00 p.m., except Saturdays, Sundays and town observed holidays, when all construction and lawn maintenance work is restricted or prohibited. In no event shall heavy equipment or other outdoor construction-related and lawn maintenance noise be permitted before 9:00 a.m. Construction work is permissible on Saturdays from May 1 through the Monday preceding Thanksgiving, but subject to the following restrictions: work shall not begin until the hour of 9:00 a.m. and shall cease at the hour of 5:00 p.m.; all work must be quiet in nature and limited to indoor activity, with the exception of quiet lawn maintenance work and tree trimming; material deliveries are prohibited in all cases unless the Building Official waives such restriction due to compelling circumstances; concrete pours and concrete sawing is prohibited unless the Building Official waives such restrictions due to compelling circumstances; and the razing of buildings is prohibited, with the exception of non-mechanized debris clean-up. The permitted hours for construction work in the C-WA zoning district shall be from 8:00 a.m. until 8:00 p.m. during the months commencing May 1 and ending October 31, except Sundays and legal holidays, when all construction work is prohibited. Workers are prohibited from arriving at construction and lawn maintenance sites prior to 7:30 a.m. and are restricted from conducting any kind of site activity prior to 8:00 a.m. during the weekdays. Workers are prohibited from arriving at construction and lawn maintenance sites prior to 8:30 a.m. and are restricted from conducting any kind of site activity prior to 9:00 a.m. on Saturdays, when limited work is permitted from May 1 through the Monday preceding Thanksgiving.

6. Case # CE 25-1167, 336 Australian Ave., Sharon Handler Loeb:

Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances requires the exterior a property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Chapter 88, Section 88-17(b) of the Town of Palm Beach Code of Ordinances states private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Chapter 42, Section 42-126 of the Town of Palm Beach Code of Ordinances does not allow conditions which provide breeding places. Chapter 88, Section 88-17 (a)(b) of the Town of Palm Beach Code of Ordinances states (a) Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. (b) Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Chapter

42, Section 42-359(c) of the Town of Palm Beach Code of Ordinances states front, side, and rear yard landscaping shall be maintained in accordance with the town's standard at the time registration was required. Landscape shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, or decorative rock or bark.

7. Case # CE 25-306, 215 Mediterranean Road, Tatiana Van Zandt:  
Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.
8. Case # CE 25-1517, 235 Sunrise Ave. CM19, Highland Park Investors II LLC:  
Violation Of Chapter 46, Section 46-66 (a) of the Town of Palm Beach Code of Ordinances states there are hereby adopted by the town, for the purpose of prescribing regulations governing conditions hazardous to the health, safety, welfare, life and property from fire or explosion, certain codes in accordance with F.S. §§ 633.202 and 633.208 the "Florida Fire Prevention Code" adopted by the State Fire Marshal Chapter 69A-60 of the Florida Administrative Code, as may be amended, including N.F.P.A. 1 Fire Code, Florida Edition, and the N.F.P.A. 101 Life Safety Code, Florida Edition, both as modified by Chapter 69A-60 of the Florida Administrative Code, all of which are deemed adopted by reference, as fully as if set out at length herein, as the minimum fire safety code. If conflicts exist between the codes, the more stringent shall be applied at the discretion of the fire chief or his or her representatives.
9. Case # CE 25-635, 251 Dunbar Road, Alexandra Hamm:  
Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

## **FINE CONSIDERATIONS/REDUCTIONS**

10. Case # CE 25-847, 200 N Ocean Blvd., Warden House Condo Association:  
Violation of Chapter 88 Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in a good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.
11. Case # CE 25-974, 333 Sunset Ave., Royal Poinciana South:  
Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.
12. Case # CE 25-869, 2560 S. Ocean Blvd., 2560 South Ocean Condominium:  
Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.
13. Case # CE 25-441, 455 N County Road, Daren Metropoulos:  
Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.
14. Case # CE 24-2578, 3460 S. Ocean Blvd., Claridges Condominium Inc.:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

## **MEETING SCHEDULE**

15. The next meeting is scheduled for Thursday, September 18, 2025.

## **ADJOURNMENT**

Access this meeting video on the 'Public Meetings' page at [www.townofpalmbeach.com](http://www.townofpalmbeach.com).

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

**Thursday, July 17, 2025, 2:00 p.m.**

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio from the item via the Town’s website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com) or may obtain an audio recording of the meeting by contacting the Code Enforcement Board Secretary at (561)227-7080. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

**CALL TO ORDER:**

Vice Chairman Mr. Peloso called the hearing to order.

**ROLL CALL:**

Scotch Peloso, Vice Chairman  
Dave Brooker, Member  
Harris S. Fried, Member  
Chris Larmoyuex, Member  
John McGowan, Member  
Pamela Saba, Member  
Angel Arroyo, Alternate Member  
John P. Cohen, Alternate Member

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF THE AGENDA:**

Motion by Mr. McGowan to approve the agenda.

Motions Seconded by Mr. Fried.

Motion passed unanimously.

**APPROVAL OF THE JUNE 26, 2025, CODE BOARD MINUTES.**

Motion by Mr. McGowan to approve the June 26, 2025, Minutes.

Motion seconded by Mr. Fried.

Motion passed unanimously.

**ADMINISTRATION OF OATH TO TOWN STAFF:**

**COMMENTS:**

Officials – No Board Comments.

**PUBLIC HEARING:**

Case # CE 25-1289, 411 Brazilian Ave., Dunworth Construction:

Violation of Chapter 18, of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which states adjoining public and private property shall be protected from damage during construction, remodeling and demolition work.

Officer Martinez presented the facts of the case and entered evidence into the record.

Chad from Dunworth Construction was present and gave testimony in the case.

Motion by Mr. Fried to dismiss the case for unintentional consequences.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

Case # CE 25-731, 480 S. Ocean Blvd., Patricia Kahn Est:

Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the Exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Chapter 42, Section 42-359© of the Town of Palm Beach Code of Ordinances states front, side, and rear yard landscaping shall be maintained in accordance with the town's standard at the time registration was required. Landscape shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings or decorative rock or bark

Officer Rodriguez presented the facts of the case and entered evidence into the record.

Frederike Mittner, Design & Preservation Manager was present and gave testimony in the case

Attorney for the property owner's estate, P. Minoff, was present and gave testimony in the case.

Motion by Mr. Larmoyeux of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by October 13, 2025, or this case will return for fine consideration at the October 16, 2025, Code Enforcement Board Hearing.

Motion Seconded by Mr. McGowan.

Motion passed unanimously.

Case # CE 25-974, 333 Sunset Ave., Royal Poinciana South:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or Replace any electrical, mechanical or plumbing system.

Officer Felix presented the facts of the case and entered evidence into the record.

Brian, the representative for the property owner, was present and gave testimony in the case.

Motion by Mr. Fried of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by August 18, 2025, or this case will return for fine consideration at the August 21, 2025, Code Enforcement Board Hearing.

Motion seconded by Ms. Saba.

Motion passed unanimously.

Case # CE 25-869, 2560 S Ocean Blvd., 2560 South Ocean Condominium:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

Officer Felix presented the facts of the case and entered evidence into the record.

The property owner was not present and there was a finding of proper notice.

Motion by Mr. McGowan of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by August 18, 2025, or this case will return for fine consideration at the August 21, 2025, Cod Enforcement Board Hearing.

Motion seconded by Mr. Fried.

Motion passed unanimously.

Case # CE 25-441, 455 N County Road, Daren Metropoulos:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

Officer Felix presented the facts of the case and entered evidence into the record.

Jill Walk was present on behalf of the property owner and gave testimony in the case.

Motion by Mr. Larmoyuex of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by August 18, 2025 or this case will return for fine consideration at the August 21, 2025, Code Enforcement Board Hearing.

Motion seconded by Ms. Saba.

Motion passed unanimously.

Case # CE 25-847, 200 N Ocean Blvd., Warden House Condominium Association:

Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

Officer Moriarty presented the facts of the case and entered evidence into the record. Wayne Bergman, the Director of Planning, Zoning and Building gave testimony in the case.

Jason Shinn was present on behalf of the property owner and gave testimony in the case.

Todd Michael Glazer was present gave testimony and entered evidence into the record.

Motion by Mr. McGowan of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by August 18, 2025, or this case will return for fine consideration at the August 21, 2025, Code Enforcement Board Hearing.

Motion seconded by Mr. Fried.

Motion passed unanimously.

Case # CE 25-1114, 2800 S. Ocean Blvd., Four Seasons Resort Palm Beach:

Violation of Chapter 118, Section 118-4 of the Town of Palm Beach Code of Ordinances states vehicles shall not stand or be operated on any street so as to impede the free passage of any other vehicle.

Violation of Chapter 106, Section 106-257(7) of the Town of Palm Beach Code of Ordinances states the concentration of persons and/or vehicles at the special event will not interfere unduly with proper fire or police protection of, or ambulance service to, areas contiguous to the assembly area or other areas of the town.

Officer Moriarty presented the facts of the case and entered evidence into the record.

Gunjan Luttell was present on behalf of the Four Seasons and gave testimony in the case.

Motion by Mr. Fried of a finding of non-compliance, assess administrative fee in the amount of \$150.00 and a fine of \$250.00 to be paid within 30 days of this order.

Motion seconded by Mr. Brooker.

Motion passed 6 to 1. Mr. Peloso voting no.

**FINE CONSIDERATION/REDUCTION:**

1. Case # CE 24-1033, 332 S. County Road, 332 South County Road:

Violation of Chapter 88 Section 88-19 of the Town of Palm Beach Code of Ordinances states the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Chapter 88- 23(a) of the Town of Palm Beach Code of Ordinances states structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Officer Moriarty reminded the board of the facts of the case.

Mr. Roddy and his attorney Genny Contreras were present and gave testimony in the case and presented evidence.

Motion by Mr. McGowan to postpone the fine consideration case until August 21, 2025, Code Enforcement Board Hearing.

Mr. Larmoyeux suggested to amend the motion to the October 16, 2025, Code Board Hearing.

Mr. McGowan amended his motion as follows to postpone the fine consideration case until the October 16, 2025, Code Enforcement Board Hearing and if compliance is not met the fine would be retroactive to June 24, 2025.

Motion seconded by Ms. Saba.

A roll call vote was called.

Mr. McGowan            Yes

Mr. Fried                No

Ms. Saba                Yes

Mr. Larmoyeux        Yes

Mr. Brooker            No

Mr. Peloso              Yes

Mr. Cohen               Yes

Motion passed 5 to 2.

Case # CE 25-55, 323 Seabreeze Ave., Andrea D. Luccio:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

Officer Felix reminded the board of the facts of the case.

The property owner was not present and there was a finding of proper notice.

Motion by Mr. Fried to assess a daily running fine in the amount of \$250.00 a day commencing on July 15, 2025, and to continue until compliance is met.

Motion seconded by Mr. Cohen.

Motion passed unanimously.

**MEETING SCHEDULE:**

Board secretary Marcote announced the date of the next code board hearing as August 21, 2025.

**ADJOURNMENT:**

Motion by Ms. Saba.

Motion seconded by Mr. McGowan.

Motion passed unanimously.