



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

NOVEMBER 20, 2025

2:00 PM

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

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 October 16, 2025, Code Enforcement Board

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

PUBLIC HEARINGS

3. Case # CE 25-2189, 152 Sunset Ave., Family Gutters: 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.
4. Case # CE 25-2146, 325 Worth Ave., Café Delamar: Violation of Chapter 134, Section 134-2373(8) of the Town of Palm Beach Code of Ordinances states A permit and review by the architectural review commission process for architectural and aesthetic review, or landmarks preservation commission process (if applicable), shall be required for the erection, alteration, reconstruction, painting or producing by artificial light of any other sign within the town.

5. Case # CE 25-2131, 400 Royal Palm Way, Painted Wolf: 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.
6. Case # CE 25-2032, 2000 S. Ocean Blvd., Advanced Roofing: Violation of Chapter 42, Section 42-199(b) 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, the days before and after Thanksgiving, and from December 24 through January 1, 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.
7. Case # CE 25-1967, 221 Onondaga Ave., Cheryl Noska: Violation of Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances requires exterior property, and premises shall be maintained in a clean, safe and sanitary condition. Chapter 88, Section 88-16(d) of the Town of Palm Beach Code of Ordinances states premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches. Chapter 106, Section 106-159(b) of the Town of Palm Beach Code of Ordinance requires a clearance of 18 feet, measured vertically from the edges of the pavement and extending the full width of all streets and roadways is to be maintained at all times for the unobstructed passage of vehicles.
8. Case # 25-2017, 175 Via Palma, JD Real Properties LTD Partnership: Violation of Chapter 126, Section 125-58 of the Town of Palm Beach Code of Ordinances states no person shall, directly or indirectly, cut down, remove or move, or effectively destroy through damage any historic or specimen tree except after written permission duly obtained by application to and after a hearing before the town council. In addition, no person shall trim any historic or specimen tree without first receiving the written permission of the town manager, a person found guilty of a violation of this section shall be penalized pursuant to section 1-14 and shall be subject to mandatory injunctive relief in a civil proceeding and/or subject to the jurisdiction of the code enforcement board. Additionally, any person found guilty of a violation of this section shall be required to replace the

tree that has been damaged, removed or materially altered in character through illegal trimming with, to the extent possible, two trees of a size and kind to be determined by the town manager, or the town manager's designee. One of the two replacement trees shall be planted in the same location as the damaged or destroyed tree after the damaged or destroyed tree and its root system have been removed. The second replacement tree will be planted at a location to be determined by the town manager, or his designee, on the same property. Said trees shall be replaced within twenty days of written notice from the town. Failure to replace the tree in the manner set forth herein may result in a daily fine for each day the violation occurs.

FINE CONSIDERATIONS/REDUCTIONS

9. Case # CE 25-1455, 548 N County Road, Claudia & Nelson Peltz: Violation of Chapter 18 Section 18-233 of the Town of Palm Beach Code of Ordinances 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.
10. Case # CE 22-1046, 304 S. County Road, Thomas Campaniello: Violation of Chapter 18, Section 18-16(C) of the Town of Palm Beach Code of Ordinances states sidewalks, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.
11. 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.

MEETING SCHEDULE

12. The next meeting is scheduled for December 18, 2025.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at 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.