

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 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.