



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

DECEMBER 18, 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. Code Enforcement Board Minutes from November 20, 2025

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

PUBLIC HEARINGS

3. Case # CE 25-2467, 250 Seminole Ave., PB Capital Royalty 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.
4. Case # CE 25-2452, 2545 S. Ocean Blvd., Palm Beach White House Condo Association: 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.

5. Case # CE 25-2216, 345 Brazilian Ave., S. Macdonald Contracting: 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. Failure to comply with conditions of right of way permit, construction parking.
6. Case # CE 25-2153, 401 Australian Ave., Patricia Yunghanns: Violation of Chapter 88, Section 88-16(L) of the Town of Palm Beach Code of Ordinances states rank vegetation growth that exudes unpleasant or noxious odors, high or rant vegetational growth that can conceal pools or water, trash or filth, or any other deposits that may be detrimental to health; dead or dying trees, stumps, roots or obnoxious growth; dead, dying or defoliated hedges or trees; and hedges, trees or other plants infested with exotic pests such as whitefly are prohibited.
7. Case # CE 25-2134, 168 Reef Road, Pace Roofing Inc.: Violation of Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances states exterior 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.
8. Case # CE 25-1870, 1545 N Ocean Way, Angela & Arthur Williams: 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.
9. Case # CE 25-1495, 2875 S Ocean Blvd., Cyber Gen Inc. Violation of Chapter 114, Section 114-32 of the Town of Palm Beach Code of Ordinances requires a business tax receipt for any person who carries on, engages in or conducts an occupation, business or profession enumerated in Chapter 114-43 of the Code.
10. Case # CE 25-1494, 2875 S. Ocean Blvd. #227, Cole Schotz: Violation of Chapter 114, Section 114-32 of the Town of Palm Beach Code of Ordinances requires a business tax receipt for any person who carries on, engages in or conducts an occupation, business or profession enumerated in Chapter 114-43 of the Code.
11. Case # CE 25-1339, 340 Royal Poinciana Way M304, Sant Ambroeus: Violation of Chapter 114, Section 114-32 of the Town of Palm Beach Code of Ordinances requires a business tax receipt for any person who carries on, engages in or conducts an occupation, business or profession enumerated in Chapter 114-43 of the Code.
12. Case # CE 25-1330, 329 Worth Ave, STE 1, L Etoile Royale: Violation of Chapter 114, Section 114-32 of the Town of Palm Beach Code of Ordinances requires a business tax receipt for any person who carries on, engages in or conducts an occupation, business or profession enumerated in Chapter 114-43 of the Code.
13. Case # CE 25-2090, 1230 N Ocean Way, Margaret Duriez & N Ocean LLC: Violation of Chapter

134, Section 134-1474(C1) of the Town of Palm Beach Code of Ordinances states no walls, fences, hedges or other structures or growth shall be erected or grown eastwardly of Ocean Boulevard to a height greater than four feet above the surface of the Ocean Boulevard pavement along which such wall, fence or growth is maintained to ensure the integrity of the ocean vista.

14. Case # CE 25-1917, 232 Emerald Lane, Donna & Charles Ward III: 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.
15. Case # CE 25-1913, 261 Nightingale Trail, Natalie Emerson: Violation of Chapter 18, Section 18-205(a) of the Town of Palm Beach Code of Ordinances the architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether certain criteria is complied with. 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

16. Case # CE 25-1140, 3456 S. Ocean Blvd., Claridges Condominium: 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.
17. Case # CE 24-2578, 3460 S. Ocean Blvd., Claridges Condominium: 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.
18. 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.
19. 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 a good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.
20. Case # CE 25-1232, 361 S. County Road, 361 S. County Road LLC: 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.
21. Case # CE 25-522, 336 S. County Road, 336 Partners Inc. 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. Violation of Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances requires the exterior property, and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall be kept that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

MEETING SCHEDULE

22. The next meeting scheduled will be January 15, 2026.

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.