



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.

Thursday, November 20, 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:

Chairman Klein called the hearing to order.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

Motion by Mr. Fried to approve the agenda
Motions Seconded by Mr. McGowan
Motion passed unanimously.

APPROVAL OF THE OCTOBER 16, 2025, CODE BOARD MINUTES.

Motion by Mr. Fried to approve the October 16, 2025, Minutes.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

ADMINISTRATION OF OATH TO TOWN STAFF:

COMMENTS:

Chairman Klein welcomed Councilman Crampton to the hearing.
Mr. McGowan requested the attorney to look into if the board can hear public comments.

PUBLIC HEARING:

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.

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

Mr. Shalarm was present on behalf of the business.

Motion by Mr. Peloso to assess administrative fee in the amount of \$150.00 to be paid within 30 days and to waive the fine of \$125.00.

Motion seconded by Mr. McGowan

Motion passed unanimously.

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.

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

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

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

Motion seconded by Mr. McGowan

Motion passed unanimously.

Case # CE 25-1967, 221 Onondaga Ave. Cheryle 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.

Board Members Klein, Brooker and McGowan disclosed exparte communications.

Officer Rodriguez 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.

Mr. and Mrs. Gary gave testimony in the case and presented evidence in the case.

Motion by Mr. Peloso of a finding of non-compliance assesses administrative fee in the amount of \$150.00 and to come into compliance by December 1, 2025 of the case will return to the December 18, 2025 code board hearing for fine consideration.

Motion passed unanimously.

Motion by Mr. McGowan to re-open the discussion on the motion.

Motion seconded by Mr. Klein

Motion passes unanimously.

Mr. Klein passed the gavel to make a motion to reconsider the original motion.

Motion seconded by Mr. McGowan.

A roll call vote was called.

Mr. McGowan	Yes
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Mr. Fried	No
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Ms. Saba	No
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Mr. Larmoyeux	No
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Mr. Brooker	Yes
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Mr. Peloso	No
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Mr. Klein	Yes
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Motion failed. The original motion made by Mr. Peloso stands.

Case # CE 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.

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

John Lawrence of Public Works and town arborist gave testimony in the case.

Alberto Ortiz was present on behalf of the property owner and gave testimony in the case.

Motion by Mr. McGowan to find the property owner in non-compliance assess administrative fee in the amount of \$150.00 and to pay a fine of \$500.00 within 30 days of this order and to enter in to a remediation consultation with the town arborist regarding the tree.

Mr. Klein passed the gavel and seconded the motion.

Motion passed unanimously.

FINE CONSIDERATION/REDUCTION:

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. All board members declared Ex-Parte communications with receiving the email that staff had sent to them.

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

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

Motion by Mr. McGowan to assess a daily running fine in the amount of \$250.00 commencing on October 30, 2025 and to continue until compliance is met.

Motion seconded by Mr. Fried.

Motion passed unanimously.

Casse # 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.

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

Mr. McPhearson was present on behalf of the property owner and gave testimony in the case.

Motion by Mr. Peloso to postpone the case until the May 21, 2026

Motion seconded by Mr. McGowan

Motion passed by a vote of 5 to 2 with Mr. Fried and Mr. Klein voting no.

MEETING SCHEDULE:

Board secretary Marcote announced the date of the next code board hearing will be held on December 18, 2025

ADJOURNMENT:

Motion by Mr. Fried.

Motion seconded by Mr. McGowan

Motion passed unanimously.