



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

JANUARY 15, 2026

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

ELECTION OF CHAIR AND VICE CHAIR

MINUTES

1. Approval of Minutes from December 18, 2025, Code Enforcement Board.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

PUBLIC HEARINGS

3. Case # CE 25-2322, 331 Worth Ave., Worth Avenue Holdings LLC:
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.
4. Case # CE 25-2624, 134 Seabreeze Ave., Rogers General 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.
5. Case # CE 25-2466, 428 Chilean Ave., JD Roofing & General Contracting 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. Failure to comply with conditions of right of way permit, construction parking.

6. Case # CE 25-2484, 257 Via Linda, Miranda Andres:
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.
7. Case # CE 25-2483, 257 Via Linda, Miranda Andres:
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.
8. Case # CE 25-2340, 250 Via Linda, Subtrust/Article Second of the MTDT 2009 Descendants Trust:
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 25-2291, 217 Clarke Ave., Southern Mark LLC:
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 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.
10. Case # CE 25-2119, 2800 S Ocean Blvd., Four Seasons:
Violation of Chapter 134, Section 134-227 of the Town of Palm Beach Code of Ordinances states special exception uses and their related accessory uses or any expansion, enlargement, or modification of an existing special exception use or any physical expansion or an existing special use or facility shall be permitted only upon authorization by the town council, provided that such uses shall be found by the town council to comply with the requirements in the subdivisions and other applicable requirements as set forth in this chapter. All special exception uses require site plan review in accordance with article III of this chapter. Additional standards applicable to planned unit developments are contained in article V of this chapter.
11. 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 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

12. 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 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

13. The next meeting is scheduled for February 19, 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.