



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.

Thursday, December 18, 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 Larmoyuex, Member
Pamela Saba, Member
Angel Arroyo, Alternate Member
John P. Cohen, Alternate Member

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

The agenda was amended with the removal of item # 5 and item #12.
Motion by Mr. Fried to approve the amended agenda
Motions Seconded by Mr. Peloso
Motion passed unanimously.

APPROVAL OF THE NOVEMBER 20, 2025, CODE BOARD MINUTES.

Motion by Mr. Fried to approve the November 20, 2025, Minutes.

Motion seconded by Ms. Saba.

Motion passed unanimously.

ADMINISTRATION OF OATH TO TOWN STAFF:

COMMENTS:

Chairman Klein welcomed Councilman Crampton and Mr. Corey to the hearing.

PUBLIC HEARING:

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.

Mr. Fried recused himself from this case. Mr. Arroyo was a voting member for this case.

Officer Moriarty presented the facts of the case and entered evidence into the record. Fire Marshall M. Deloach gave testimony in the case.

Chad Gill and Kelly Kirkpatrick were present on behalf of the property owner.

Motion by Mr. Peloso to assess administrative fee in the amount of \$150.00 to be paid within 30 days and to come into compliance by February 16, 2026, and to postpone the fire system violation until the February 19, 2026, Code Board hearing.

Motion seconded by Mr. Larmoyeau.

Motion passed unanimously.

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.

Officer Moriarty presented the facts of the case and entered evidence into the record. Fire Marshall M. Deloach gave testimony in the case.

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 a daily running fine in the amount of \$250.00 a day until compliance is met.

Motion seconded by Ms. Saba.

Motion passed unanimously.

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.

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

The property manager was present on behalf of the property owner.

Motion by Mr. Larmoyeu of a finding of non-compliance assesses administrative fee in the amount of \$150.00 and to come into compliance by February 16, 2026, of the case will return to the February 19, 2026, code board hearing for fine consideration.

Motion seconded by Mr. Peloso.

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.

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

George Doubt was present on behalf of the roofing company and gave testimony in the case.

Motion by Mr. Peloso of 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.

Mr. Fried second motion.

Motion passed unanimously.

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.

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

Maura Ziska was present on behalf of the property owner.

Motion by Mr. Fried to postpone this case until the February 19, 2026, Code Board hearing.

Motion seconded by Mr. Peloso.

Motion passed unanimously.

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.

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

No one was present for the business and there was a finding of proper notice.

Motion by Mr. Fried of non-compliance, assess administrative fee in the amount of \$150.00 and a daily running fine of \$250.00 a day to continue until compliance is met.

Motion seconded by Mr. Peloso.

Motion passed unanimously.

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.

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

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

Motion by Mr. Fried of non-compliance, assess administrative fee in the amount of \$150.00 and a daily running fine of \$250.00 a day to continue until compliance is met.

Motion seconded by Ms. Saba

Motion passed unanimously.

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.

Mr. Klein recused himself from this case and passed the gavel to Mr. Peloso. Mr. Arroyo became a voting member for this case.

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

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

Motion by Mr. Fried of non-compliance, assess administrative fee in the amount of \$150.00 and a daily running fine of \$250.00 a day to continue until compliance is met.

Motion seconded by Ms. Saba.

Motion passed unanimously.

Case # CE 25-2090, 1230 N Ocean Way, Margaret Duriez & N Ocean LLC:

Violation of Chapter 134, Section 134-147(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.

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.

Motion by Mr. Fried of non-compliance, assess administrative fee in the amount of \$150.00 and a daily running fine of \$250.00 a day to continue until compliance is met.

Motion seconded by Ms. Saba.

Motion passed unanimously.

Case # CE 25-1917, 232 Emerald Lane, Donna & Charles Ward III:

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 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.

Motion by Mr. Peloso of non-compliance, assess administrative fee in the amount of \$150.00 and a daily running fine of \$250.00 a day to continue until compliance is met.

Motion seconded by Ms. Saba.

Motion passed unanimously.

FINE CONSIDERATION/REDUCTION:

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.

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

The attorney and property manager for the Claridges was present and gave testimony in the case.

Motion by Mr. Fried to assess a daily running fine of \$250.00 a day to continue until compliance is met.

Motion seconded by Mr. Cohen.

The Chairman called for a roll call vote:

Mr. Fried	Yes
Ms. Saba	No
Mr. Larmoyeux	No
Mr. Brooker	No
Mr. Peloso	No
Mr. Klein	No
Mr. Cohen	No

Motion failed.

Motion by Mr. Larmoyeux to postpone the case until the January 15, 2026 code board hearing.

Motion seconded by Mr. Peloso.

Motion passed unanimously.

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.

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

The attorney and property manager for the Claridges was present and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone the case until the January 15, 2026 code board hearing.

Motion seconded by Mr. Peloso.

Motion passed unanimously.

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.

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

The attorney for the Warden House was present and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone the case until the March 19, 2026, code board hearing.

Motion seconded by Mr. Peloso.

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 a good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

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

Attorney for the estate was present and gave testimony in the case.

Motion by Mr. Brooker to postpone the case until the February 19, 2026, code board hearing.

Motion seconded by Ms. Saba.

Motion passed unanimously.

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.

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

The property manager was present on behalf of the property owner and gave testimony in the case.

Motion by Mr. Peloso to postpone the case until the March 19, 2026, code board hearing.

Motion seconded by Mr. Fried.

Motion passed unanimously.

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.

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

Casey Cirrico the property owner was present and gave testimony.

Motion by Mr. Larmoyeux to grant a fine reduction with the new fine amount to be \$1500.00 to be paid within 30 days of this hearing or the fine will revert back to the original amount of \$10,750.00.

Motion seconded by Mr. Peloso.

Motion passed unanimously.

MEETING SCHEDULE:

Board secretary Marcote announced the date of the next code board hearing will be held on January 15, 2026.

Mr. Klein thanked the board for their service and recognized and thanked the staff for the work that they do.

Mr. Fried thanked Mr. Klien for his service to the code board.

ADJOURNMENT:

Motion by Mr. Peloso.

Motion seconded by Ms. Saba.

Motion passed unanimously.