



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

FEBRUARY 19, 2026

2:00 PM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Dave Brooker, Chair
Scotch Peloso, Vice Chair
John P. Cohen, Member
Harris S. Fried, Member
Chris Larmoyuex, Member
John McGowan Jr., Member
Pamela Saba, Member
Angel Arroyo, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Code Board Minutes 1/15/26

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

PUBLIC HEARINGS

2. Case # CE 25-2464, 217 Clarke Ave., Southern Mark LLC:
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 with 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.
3. Case # CE 26-31, 141 Atlantic Ave., Yellow House Builders LLC:
Violation of Chapter 18, Section 18-353(b) of the Town of Palm Beach Code of Ordinances states all construction sites shall be secured and screened with a barrier of existing and/or new screening fence, site walls, and dense landscaping material to prevent public viewing of the construction project, unless otherwise exempt by this section.
4. Case # CE 25-2709, 211 Garden Road, Florida Plastering & Pool Remodeling LLC:

Violation of Chapter 106, Section 106-40 of the Town of Palm Beach Code of Ordinances states except as otherwise provided by this Code, shall be unlawful to throw or deposit offal or other offensive matter in any street or discharge or permit to be discharged from any premises, so much water of other liquids as may put any part of the streets in bad repair, or to obstruct the gutter or sewers with dirt, trash, wood, lumber, brick or other material.

5. Case # CE 25-2482, 153 Australian Ave., Casa Lagan Inc.:
Violation of Chapter 106, Section 106-159(a) of the Town of Palm Beach Code of Ordinances states a clearance of eight (8) feet, measured vertically from the edges and extending the full width of all sidewalks and bike trails in the town, shall be maintained at all times for the unobstructed passage of pedestrians and others using said sidewalks and bike trails. 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. Chapter 88, Section 88-16(L) of the Town of Palm Beach Code of Ordinances Rank vegetational growth that exudes unpleasant or noxious odors, high or rank vegetational growth that may conceal pools of 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.

FINE CONSIDERATIONS/REDUCTIONS

6. 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 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.
7. Case # CE 25-55, 323 Seabreeze Ave., Nominee Filoxenia 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.
8. Case # CE 24-1235, 235 Sanford Ave., Richard Bernstein:
Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior, or 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 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. 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 25-2017, 175 Via Palma, JD Real Properties LTD Partnership:
Violation of Chapter 126, Section 126-58 of the Town of Palm Beach Code of Ordinances states no person shall, directly, 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.

COMMENTS

10. OFFICIALS

MEETING SCHEDULE

11. The next meeting is scheduled for March 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.