



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.

Thursday, January 15, 2026, 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:

Vice Chair, Peloso, called the hearing to order.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

ELECTION OF CHAIR AND VICE CHAIR:

Board Secretary Marcote requested motions for the position of Chair.

Motion by Mr. Fried to elect Mr. Brooker as Chairman of the Code Enforcement Board.
Motion Seconded by Mr. McGowan.

Board Secretary Marcote requested any additional nominations for position of Chair.

Motion by Ms. Saba to elect Mr. Peloso as Chairman of the Code Enforcement Board.
Mr. Peloso declined the nomination for Chairman.

With no other nominations for Chair. Board Secretary Marcote asked for a vote.

Motion to elect Mr. Brooker as Chairman passed unanimously.

Board Secretary Marcote now requested a motion for the election of Vice Chair.

Motion by Mr. McGowan to elect Mr. Peloso as Vice Chair.

Motion seconded by Ms. Saba.

With no other nominations a vote was called. The motion to elect Mr. Peloso as Vice Chair passed unanimously.

Mr. Brooker now continued with the rest of the hearing.

APPROVL OF THE DECEMBER 18, 2025, CODE BOARD MINUTES

Mr. McGowan made a correction to the minutes.

Motion by Ms. Saba to approve the minutes as amended.

Motion seconded by Mr. Fried.

Motion passed unanimously.

APPROVAL OF THE AGENDA:

The agenda was amended with the removal of items #6 and item #7.

Motion by Mr. McGowan to approve the amended agenda

Motions Seconded by Mr. Fried

Motion passed unanimously.

ADMINISTRATION OF OATH TO TOWN STAFF:

PUBLIC HEARING:

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.

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

Mr. Garbis Dogramciyan the property owner, was present and gave testimony in the case.

Motion by Mr. McGowan of finding of non-compliance, assess administrative fee of \$150.00 to be paid within 30 days of this order and to come into compliance by March 16, 2026, or return to the March 19, 2026, code board hearing for fine consideration.

Motion seconded by Mr. Peloso.

Motion passed unanimously.

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.

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

Mr. Michael Frederico was present on behalf of the contracting company and gave testimony in the case.

Motion by Mr. Fried of finding of non-compliance, assess administrative fee in the amount of \$150.00 to and to pay a fine of \$125.00 within 30 days of this order.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

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.

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

Mr. David Moody the homeowner was present and gave testimony in the case.

Motion by Mr. Larmoyeux of finding of non-compliance, assess administrative fee of \$150.00 and to pay a fine of \$450.00 to be paid within 30 days of this order.

Motion seconded by Mr. McGowan.

Motion passes unanimously.

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.

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

Alan and Laura Litchman, the property owners, were present and gave testimony in the case.

Motion by Mr. McGowan of noncompliance assesses administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by March 16, 2026.

Mr. McGowan was asked if he would amend his motion with a new compliance day. Mr. McGowan agreed.

Motion by Mr. McGowan of noncompliance assesses administrative fee in the amount of \$150.00 to be paid within 30 days of this motion and to come into compliance by April 13, 2026, or this case will return for fine consideration at the April 16, 2026, code board hearing.

Motion seconded by Mr. Fried.

Motion passed unanimously.

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.

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

Kristin Martin was present on behalf of the property owner and gave testimony in the case.

Motion by Mr. Larmoyeux of finding of noncompliance, assesses administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by February 16, 2026, or this case will return for fine consideration at the February 19, 2026, code board hearing.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

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.

Officer Olivares presented the facts of the case.

Madhav Timsina was present on behalf of the Four Seasons and gave testimony in the case.

Motion by Mr. Larmoyeux of finding of noncompliance, assesses administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by April 13, 2026, or return to the April 16, 2026, code board hearing for fine consideration.

Motion seconded by Mr. Fried.

Motion passed unanimously.

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.

Officer Olivares presented the facts of the case.

James Gavigan was present and gave testimony in the case. Juan the property manager was also present and gave testimony in the case.

Mary Balcos was also present and gave testimony,

Motion by Mr. Larmoyeux of finding of noncompliance, assesses administrative fee of \$150.00 to be paid within 30 days of this order and to come into compliance by April 13, 2026, or this case will return to the April 16, 2026, code board for fine consideration.

Motion seconded by Mr. Peloso.

Motion passes unanimously.

FINE CONSIDERATION/REDUCTION:

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.

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

James Gavigan was present and gave testimony in the case. Juan the property manager was also present and gave testimony in the case.

Mary Balcos was also present and gave testimony.

Motion by Mr. Larmoyeux to postpone the fine consideration hearing until the April 16, 2026, code board hearing.

Motion seconded by Ms. Saba.

Motion passed with a vote of 5 to 1 with Mr. McGowan voting no.

MEETING SCHEDULE:

The next hearing date of February 19, 2026, was announced.

ADJOURNMENT:

Motion by Ms. Saba to adjourn.

Motion seconded by Mr. McGowan.

Motion passed unanimously.