

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 Larmoyeux, 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.

APPROVAL 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.