



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

MARCH 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. Approval of Minutes from February 19, 2026, Code Enforcement Board

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

PUBLIC HEARINGS

2. Case # CE 25-2766, 110 Atlantic Ave., Twin Hearts Palm Beach Realty Trust:
Violation of 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 25-2683, 170 Chilean Ave. #2A, Edwin & Nancy Bitter:
Violation of 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.
4. Case # CE 26-52, 1300 N Ocean Way, TK Vandy LLC:
Violation of Chapter 42, Section 42-199 of the Town of Palm Beach Code of Ordinances states the permitted hours for construction work shall be from 8:00 a.m. until 5:00 p.m. during the months commencing November 1 and ending April of each year, except Sundays and legal holidays, when all

construction work is prohibited.

5. Case # CE 25-2798, 157 Wells Road, 157 Wells Road LLC:
Violation of Chapter 106, Section 106-159 of the Town of Palm Beach Code of Ordinances requires a clearance of 8 feet, measured vertically from the edges and extending the full width of all sidewalks and bike trails in the Town to be maintained at all times for the unobstructed passage of pedestrians and others using such sidewalks and bike trails.
6. Case # CE 25-2357, 177 Clarendon Ave., Garland & James Alban:
Violation of Chapter 62, Section 62-77 of the Town of Palm Beach Code of Ordinances states that all bulkheads and seawalls within the town shall be maintained in good condition to provide for the protection of upland and foreshore properties, limit wave overtopping, and be impervious without cracks or holes that would allow for the passage of sand. Failure to maintain a bulkhead or seawall in good condition shall be a violation of this section and subject to action before the town's code enforcement board.
7. Case # CE 25-2356, 167 Clarendon Ave., Barbara & Alfred Marulli:
Violation of Chapter 62, Section 62-77 of the Town of Palm Beach Code of Ordinances states that all bulkheads and seawalls within the town shall be maintained in good condition to provide for the protection of upland and foreshore properties, limit wave overtopping, and be impervious without cracks or holes that would allow for the passage of sand. Failure to maintain a bulkhead or seawall in good condition shall be a violation of this section and subject to action before the town's code enforcement board.
8. Case # CE 25-2353, 129 Clarendon Ave., Gloria & David Stuart:
Violation of Chapter 62, Section 62-77 of the Town of Palm Beach Code of Ordinances states that all bulkheads and seawalls within the town shall be maintained in good condition to provide for the protection of upland and foreshore properties, limit wave overtopping, and be impervious without cracks or holes that would allow for the passage of sand. Failure to maintain a bulkhead or seawall in good condition shall be a violation of this section and subject to action before the town's code enforcement board.
9. Case # CE 25-2352, 170 Clarendon Ave., Rocco Marcello Trust:
Violation of Chapter 62, Section 62-77 of the Town of Palm Beach Code of Ordinances states that all bulkheads and seawalls within the town shall be maintained in good condition to provide for the protection of upland and foreshore properties, limit wave overtopping, and be impervious without cracks or holes that would allow for the passage of sand. Failure to maintain a bulkhead or seawall in good condition shall be a violation of this section and subject to action before the town's code enforcement board.
10. Case # 25-2350, 130 Clarendon Ave., Laura & Harry Slatkin:
Violation of Chapter 62, Section 62-77 of the Town of Palm Beach Code of Ordinances states that all bulkheads and seawalls within the town shall be maintained in good condition to provide for the protection of upland and foreshore properties, limit wave overtopping, and be impervious without cracks or holes that would allow for the passage of sand. Failure to maintain a bulkhead or seawall in good condition shall be a violation of this section and subject to action before the town's code enforcement board.
11. Case # CE 25-2349, 120 Clarendon Ave., Kimberly Sorrentino & Lawrence Rolnick:
Violation of Chapter 62, Section 62-77 of the Town of Palm Beach Code of Ordinances states that all bulkheads and seawalls within the town shall be maintained in good condition to provide for the protection of upland and foreshore properties, limit wave overtopping, and be impervious without cracks or holes that would allow for the passage of sand. Failure to maintain a bulkhead or seawall in good condition shall be a violation of this section and subject to action before the town's code

enforcement board.

12. Case # CE 25-2348, 110 Clarendon Ave., 110 Clarendon Trust/Louis Hamby III Trust:
Violation of Chapter 62, Section 62-77 of the Town of Palm Beach Code of Ordinances states that all bulkheads and seawalls within the town shall be maintained in good condition to provide for the protection of upland and foreshore properties, limit wave overtopping, and be impervious without cracks or holes that would allow for the passage of sand. Failure to maintain a bulkhead or seawall in good condition shall be a violation of this section and subject to action before the town's code enforcement board.

FINE CONSIDERATIONS/REDUCTIONS

13. 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.
14. 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
15. Case # CE 25-2322, 331 Worth Avenue, Worth Avenue Holding 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.
16. Case # CE 25-1232, 361 S. County Road, 361 South 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.
17. 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.

COMMENTS

18. OFFICIALS

MEETING SCHEDULE

19. The next meeting is scheduled for April 16, 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.