



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

APRIL 16, 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
Michelle Cohen, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Approval of Minutes from March 19, 2026, Code Enforcement Board.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

PUBLIC HEARINGS

2. Case # CE 26-219, 445 Brazilian Ave., 445 Brazilian Owner 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.
3. Case # CE 26-251, 905 N Ocean Blvd., Lasting Impression:
Violation of Chapter 106, Section 106-1 of the Town of Palm Beach Code of Ordinances states it shall be unlawful to obstruct any sidewalk or crossing in any way or violate the rights of way manual.

4. Case # CE 25-2791, 340 Royal Poinciana Way #101, The Ritz-Carlton Residences:
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.
5. Case # 26-78, 230 Colonial Lane, Salvator Impastato:
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.

FINE CONSIDERATIONS/REDUCTIONS

6. 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 of 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 this subdivision 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.
7. 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.
8. 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.

COMMENTS

9. OFFICIALS

MEETING SCHEDULE

10. The next meeting is scheduled for May 21, 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, March 19, 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:

Chair, Mr. Brooker called the hearing to order.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

APPROVL OF THE FEBRUARY 19, 2026, CODE BOARD MINUTES

Motion by Ms. Saba to approve the minutes of February 19, 2026.

Motion seconded by Mr. McGowan

Motion passed unanimously.

Mr. Brooker introduced our new Code Enforcement Officer Santiago Gerber to the board and recognized Councilman Crampton.

APPROVAL OF THE AGENDA:

The agenda was amended with the removal of item #3 and item #15

Motion by Mr. Fried to approve the amended agenda

Motions Seconded by Mr. McGowan

Motion passed unanimously.

ADMINISTRATION OF OATH TO TOWN STAFF:

PUBLIC HEARING:

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 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 electric, mechanical or plumbing system.

Officer Olivares presented the facts of the case and entered evidence into the record.
Jack Rice the attorney for the property owner was present and gave testimony.

Motion by Mr. Larmoyeux of a 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 July 13, 2026, or return for fine consideration at the July 16, 2026, Code Board Hearing.

Motion seconded by Mr. Peloso.

Motion passed unanimously.

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 am – 5:00 pm during the months commencing November 1 and ending April of each year, except for Sundays and legal holidays, when all construction work is prohibited.

Officer Felix presented the facts of the case and entered evidence into the record.
The violator was not present and there was a finding of proper notice.

Motion by Mr. Fried of finding of non-compliance, assess administrative fee in the amount of \$150.00, and a fine of \$250.00 to be paid within 30 days of this order.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

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.

Officer Moriarty 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 a 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 April 1, 2026. If compliance is not met a daily running fine in the amount of \$250.00 will commence the day after the compliance date and run until compliance is met.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

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.

Officer Moriarty presented the facts of the case and entered evidence into the record.
Mr. Marcello Rocco was present on behalf of the property owner and gave testimony in the case.

Motion by Mr. Fried of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days and to come into compliance by June 15, 2026. If compliance is not met than a daily running fine of \$250.00 a day will commence the day after compliance and run until compliance is met.
Motion seconded by Mr. Cohen.

The Chairman called for a roll call vote.

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

Motion failed by a vote of 5 to 2.

Motion by Mr. McGowan to postpone the case until the June 18, 2026, Code Board Hearing.
Motion seconded by Mr. Peloso.

The Chairman called for a roll call vote.

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

Motion passed by a vote of 6 to 1.

Motion by Ms. Saba to amend the agenda to postpone the following cases 25-2356, 25-2353, 25-2352, 25-2350, 25-2349, 25-2348, until the June 18, 2026, code board hearing.
Motion seconded by Mr. Peloso.
Motion passes unanimously.

FINE CONSIDERATION/REDUCTION:

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.

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

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

Motion by Mr. McGowan to order a daily running fine in the amount of \$250.00 a day commencing on March 17, 2026, and to run until compliance is met.

Motion seconded by Ms. Saba.

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 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, the Preservation Foundation representative and a member of the Warden House Board was present and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone this case until September 17, 2026, Code Board Hearing.

Motion seconded by Mr. Peloso.

Motion passed unanimously.

Case # CE 25-1232, 361 S. County Road, 261 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.

All board members declared ex-parte that they received the mail the property owner sent.

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

Mr. Freemont the property owner was present and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone the case until the July 16, 2026, Code Board Hearing.

Motion seconded by Mr. McGowan.

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 reminded the board of the facts of the case.

The business owner was present and gave testimony in the case.

Motion by Mr. Larmoyeux to grant a fine reduction with a new amount of \$2,500.00 to be paid within 30 days of this order or the fine will revert back to the original amount of \$10,650.00.

Motion seconded by Mr. Fried.

Motion passes unanimously.

OFFICIALS COMMENTS:

Chairman Mr. Brooker acknowledged Mr. Klein attending the Code Board Hearing.

The board had a discussion regarding civil action of cases with fines over \$50,000.00.

MEETING SCHEDULE:

The next hearing date of April 16, 2026, was announced.

ADJOURNMENT:

Motion by Ms. Fried to adjourn.

Motion seconded by Mr. McGowan.

Motion passed unanimously.