



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

MAY 21, 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 April 16, 2026, Code Enforcement Board

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

PUBLIC HEARINGS

2. Case # CE 26-615, 251 Sunrise Ave., The Polo Room Restaurant: 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 26-394, 165 Seminole Ave., Seminole Avenue Luxury Properties LLC: Violation of Chapter 88, Section 8-16(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.

4. Case # CE 26-889, 1640 S. Ocean Blvd., Philip Steinberg:
Violation of Chapter 134, Section 134-1729 of the Town of Palm Beach Code of Ordinances states generator(s) shall be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes. Testing of emergency generators is permitted Monday through Thursday only (excluding holidays), between the hours of 11:00 a.m. and 12:00 p.m. or 2:00 p.m. and 3:00 p.m. The generator(s) shall not, at any time or for any purpose, exceed the maximum decibels allowed at the property line as set forth in section 42-228
5. Case # CE 26-425, 217 Plantation Road, Maria Clarke Est.:
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 88, Section 88-16(L) of the Town of Palm Beach Code of Ordinances states 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.
6. Case # CE 26-820, 272 Sandpiper Drive, Andres Miranda/G7 Holdings Inc. 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.
7. Case # CE 26-794, 455 N County Road, Sundown LLC:
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. Construction parking and construction site management must comply with the Town Right of Way Manual.
8. Case # CE 26-787, 164 Seminole Ave., Davis 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. Construction parking and construction site management must comply with the Town Right of Way Manual.
9. Case # CE 26-783, 211 Bermuda Lane, Walsh Roofing:
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. Construction parking and construction site management must comply with the Town Right of Way Manual.
10. Case # CE 26-548, 141 Atlantic Ave., Yellow House Builder LLC:
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. Construction parking and construction site management must comply with the Town Right of Way Manual.
11. Case # CE 26-511, 260 Oleander Ave., Fontana Properties Condo Association:
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.

12. Case # CE 26-172, 309 Indian Road, Jeffrey P. Prudden:
Violation of Chapter 102, Section 102-45(1) of the Town of Palm Beach Code of Ordinances states during the months of November through and including the month of April, trash may be placed on the public right-of-way, adjacent to the property from which it came, not more than one day prior to the scheduled day of collection.

FINE CONSIDERATIONS/REDUCTIONS

13. Case # CE 22-1046, 304 S. County Road, Thomas Campaniello:
Violation of Chapter 18, Section 18-16(C) of the Town of Palm Beach Code of Ordinances states sidewalks, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.
14. 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 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

15. OFFICIALS

MEETING SCHEDULE

16. The next meeting is scheduled for June 18, 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.