



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

JULY 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 the Minutes from the June 18, 2026, Code Enforcement Board Hearing

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

PUBLIC HEARINGS

2. Case CE 26-1219, 241 Bradley Place – PSI 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.
3. Case # CE 26-1223, 241 Bradley Place – PSI 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.
4. Case # CE 26-1064, 242 Park Ave. - Anything Wet Inc.:
Violation of Chapter 102, Section 102-137 of the Town of Palm Beach Code of Ordinances

States during the entire construction period, commencing at the time a building permit is issued and continuing until the construction is completed, it shall be the duty and responsibility of the builder to complete and maintain the entire construction site, on both sides of the streets, clean and free of debris, trash, litter, refuse, and all such matter except that which is deposited in approved containers for collection.

5. Case # CE 26-1063, 242 Park Ave. - Anything Wet Inc.:
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.
6. Case # CE 26-1067, 242 Park Ave., Anything Wet Pools & Spa:
Violation of Chapter 106 of the Town of Palm Beach Code of Ordinances, violation of right of way manual Dewatering without a permit.
7. Case # CE 26-1209, Brazilian Ave Beach Entrance - Warren Christopher James Lewis:
Violation of Chapter 78, Section 78-101 of the Town of Palm Beach Code of Ordinances states No person or agent of such person shall solicit contributions for any charitable purpose or person within the town without a permit issued by the town authorizing such solicitation; however, the provisions of this article shall not apply: (1) To any solicitation made by a person organized and operating exclusively for charitable purposes and not operated for the pecuniary profit of any person if the solicitation by such is conducted solely among the established and bona fide membership thereof by other members or officers thereof, voluntarily and without remuneration for making such solicitations; or (2) If the solicitation is in the form of collections or contributions at a regular assembly or services of such established person.
8. Case # CE 26-985, 334 Barton Ave. - Elizabeth Summers Moore Trust:
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. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.
9. Case # CE 26-1200, 700 Blk. N Lake Way - Ivannia Rodri:
Violation of Chapter 6, Section 6-9 of the Town of Palm Beach Code of Ordinances states that Within the town, it shall be unlawful for any person to consume alcoholic beverages:(1) On the public streets, sidewalks, highways and other rights-of-way, with the exception that patrons seated outdoors in conjunction with a permitted restaurant may consume alcoholic beverages. (2) On the beaches located within the town. (3) In public parks:(a.) With the exception that patrons of the par three municipal golf course may consume, on the par three municipal golf course property, alcoholic beverages which are sold on the premises of the par three municipal golf course. (b.) With the exception that the patrons of Seaview Park may consume on the Seaview Park property, alcoholic beverages that are served in conjunction with a facility rental, with approval by the town manager.(4) In motor vehicles or trailers.
10. Case # CE 26-1046, 202 Coral Lane - Barbara & Michael McCloskey:
Violation of Chapter 18, Section 18-205 of the Town of Palm Beach Code of Ordinances states 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 are met. 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.

11. Case # CE 26-1029, 720 S Ocean Blvd, - 720 South Ocean Boulevard Land Tr., Paul Krasker Tr.
Chapter 88, Section 88-15(C) of the Town of Palm Beach Code of Ordinances states vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. Chapter 88, Section 88-16 (a,b,c) states that 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. Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. 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.
12. Case # CE 25-2355, 145 Clarendon Ave. – 145 Clarendon PB LLC:
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.
13. Case # CE 26-1081, 170 N Ocean Blvd. – Ocean Towers Condo Association:
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.
14. Case # CE 26-1032, 90 Via Mizner – Amirniroumand, Ali
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.
15. Case # CE 26-957, 1421 N Lake Way – Reef Road LLC:
Violation of Chapter 88, Section 88-16(L) of the Town of Palm Beach Code of Ordinances 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.
16. Case # CE 26-949, 260 N Woods Road – Kiana Barrett & Robert Vila:
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.
17. Case # CE 26-1045, 264 Seminole Ave. – PB Capital Royalty LLC:
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.
18. Case # CE 26-1043, 415 Australian Ave. – Matthew Holt:

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.

FINE CONSIDERATIONS/REDUCTIONS

19. Case # CE 25-1232, 361 S. County Road – 361 South County Road LLC:
Violation of Chapter 18, Section 18-18 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.
20. 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 electrical, mechanical or plumbing.
21. 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.

COMMENTS

22. OFFICIALS

MEETING SCHEDULE

23. The next meeting is scheduled for August 20, 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.