

**Thursday, June 18, 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](http://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  
Michelle Cohen, Alternate Member

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF THE MAY 21, 2026, CODE BOARD MINUTES**

Motion by Mr. McGowan approved the May Code Board Minutes  
Motion seconded by Mr. Fried  
Motion passed unanimously.

**APPROVAL OF THE AGENDA:**

Board Secretary Marcote asked for an amendment to the agenda with the removal of items 19 and 20 for reasons of compliance and to advance item number 23 to be heard after item number 4 since it involved the same company.

Motion by Mr. Fried to approve the amended agenda.  
Motion seconded by M. McGowan.  
Motion passed unanimously.

**ADMINISTRATION OF OATH TO TOWN STAFF:**

Town staff were sworn in by Board Secretary Marcote.

**PUBLIC HEARING:**

Case # CE 26-578, 910 S Ocean Blvd., 910 S Ocean 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, limited 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.

No Ex parte was declared by the board.

Officer Moriarty presented the case and entered evidence into the record.

Mr. Hirecheck was present on behalf of the property owner and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone this case until the November 19, 2026, Code Board Hearing.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

Staff asked that a motion be made to amend the agenda to include items 3 through 12 to postpone until the November 19, 2026, Code Board Hearing.

Motion By Mr. Fried to amend the agenda for postpone items 3 through 12 until the November 19, 2026 code board hearing.

Motion seconded by Mr. McGowan

Motion passed unanimously.

#### Case # 26-1064, 242 Park Ave. Anything Wet Inc.

Violation of Chapter 102 Section 102-137 of the Town of Palm Beach Code or 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.

Mr. Brooker declared Ex parte.

No other Ex parte was declared by the board.

Officer Felix presented the facts of the case and entered evidence into the record.

Pascual Decruz was present on behalf of Anything Wet Inc. and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone this case until the July 16, 2026, code board hearing so that the right-of-way information can be taken care of first.

Motion seconded by Mr. McGowan

Motion passed unanimously.

#### 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.

Mr. Brooker declared Ex parte.

No other Ex parte was declared by the board.

Officer Felix presented the facts of the case and entered evidence into the record.

Pascual Decruz was present on behalf of Anything Wet Inc. and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone this case until the July 16, 2026, code board hearing so that the right-of-way information can be taken care of first.

Motion seconded by Mr. McGowan

Motion passed unanimously.

Case # 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-o-way manual dewatering without a permit.

Mr. Brooker declared Ex parte.

No other Ex parte was declared by the board.

Officer Felix presented the facts of the case and entered evidence into the record.

Pascual Decruz was present on behalf of Anything Wet Inc. and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone this case until the July 16, 2026, code board hearing so that the right-of-way information can be taken care of first.

Motion seconded by Ms. Saba

Motion passed unanimously.

Case # CE 26-621, 146 Via Del Lago, Nita S. Fogg:

Violation of Chapter 126, Section 126-312 of the Town of Palm Beach Code of Ordinances, it is declared that trees and hedges located within the vicinity of any building or public utility facility or above ground utility line that have reached a height or are in a condition that might render them dangerous to such buildings or public utility facilities or above ground utility lines in the event of high winds of hurricanes or other storm event are here by declared to be public nuisances and dangerous to buildings, persons and property in the vicinity thereof, the same shall be removed, tipped or pruned.

No Ex parte was declared.

Officer Felix 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. Fried of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by July 13, 2026. If compliance is not met a daily running fine in the amount of \$250.00 a day will commence the day after the compliance date and run until compliance is met.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

Case # CE 26-568, 290 S. County Road, Thomas Campaniello:

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. Violation 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.

Mr. Brooker declared Ex parte.

No other Ex parte was declared by the board.

Officer Felix presented the facts of the case and entered evidence into the record,

Mr. McPherson was present on behalf of the property owner and gave testimony in the case.

Motion by Mr. Larmoyeux of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by September 14, 2026. If compliance is not met a daily running fine in the amount of \$250.00 a day will commence the day after the compliance date and run until compliance is met.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

Case # CE 26-211, 235 Sunrise Ave. #2245, Hanstone LLC:

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.

Ms. Cohen declared Ex parte.

No other Ex parte was declared by the board.

Officer Felix 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. Fried of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by July 13, 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 26-854, 455 N County Road, Jill Walk/West General Corps:

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.

No Ex parte declared.

Officer Gerber presented the facts of the case and entered evidence into the record.

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

Motion by Mr. McGowan, 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. Fried.

Motion passed unanimously.

Case # CE 26-804, 255 Ridgeview Drive, Fredrick & Monique Christensen:

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, removed, convert or replace any electrical, mechanical or plumbing system.

No Ex parte was declared.

Officer Gerber 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. Fried of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by July 13, 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 26-781, 286 Jamaica Lane, Elizabeth Raese:

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.

No Ex parte was declared.

Officer Gerber 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. McGowan of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by July 13, 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. Fried.

Motion passed unanimously.

Case # CE 26-709, 2300 S Ocean Blvd., David & Susan Burris:

Violation of Chapter 88, Section 88-16(d) of the Town of Palm Beach Code of Ordinances states premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grass, annual plants or vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. 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.

No Ex parte was declared.

Officer Martinez presented the facts of the case and presented evidence into the record.  
The property owner was not present and there was a finding of proper notice.

Motion by Mr. McGowan of a finding of non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by June 25, 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. Fried.

Motion passed unanimously.

#### **OFFICIALS COMMENTS:**

There were no official comments.

#### **MEETING SCHEDULE:**

The Chairman announced the next hearing date will be July 16, 2026.

#### **ADJOURNMENT:**

Motion by Ms. Saba to adjourn.

Motion seconded by Mr. McGowan.

Motion passed unanimously.