



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

AUGUST 20, 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. Minutes from July 16, 2026, Code Enforcement Board Meeting

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

PUBLIC HEARINGS

2. 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 adopts the Florida Building Code which requires building permits to construction, enlarge, alter, repair, move, demolish, or replace any electrical, mechanical or plumbing system or change any public or private buildings and structures.
3. Case # CE 26-1029, 720 S Ocean Blvd., 720 South Ocean Boulevard Land Trust:
Violation of 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.

4. Case # CE 26-1436, Brazilian Ave. & S. Ocean Blvd., Pretty Picnic Inc.:
Violation of Chapter 74, Section 74-192 of the Town of Palm Beach Code of Ordinances states no person shall sell or barter any article of personal property, tangible or intangible, or distribute or post any advertising or promotional material on any of the public beaches.
5. Case # CE 26-1319, 300 Blk S Ocean & Peruvian Ave., Coastal Cabana Club:
Violation of Chapter 74, Section 74-192 of the Town of Palm Beach Code of Ordinances states no person shall sell or barter any article of personal property, tangible or intangible, or distribute or post any advertising or promotional material on any of the public beaches.
6. Case # CE 26-1264, 333 Sunset Ave., Affordable Tree Works:
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.
7. Case # CE 26-988, 328 Australian Ave., Lacy Bridges:
Violation of Chapter 134 Section 134-1667(b) of the Town of Palm Beach Code of Ordinances States walls and fences in a required front yard, street side yard, or rear street yard more than four feet in height shall be set back three feet from the street property line and have landscaping on the street side of the wall or fence consisting of a continuous hedge at least three feet in height at the time of planting.

COMMENTS

8. OFFICIALS

MEETING SCHEDULE

9. The next meeting is scheduled for September 17, 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, July 16, 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 Larmoyeux, Member
John McGowan, Member
Pamela Saba, Member
Angel Arroyo, Alternate Member
Michelle Cohen, Alternate Member

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE JUNE 18, 2026, CODE BOARD MINUTES

Motion by Mr. McGowan approved the June 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 2, 3, 4, 5, 6, 8, 10, 11, 14, 15, 16, 17, and 19.
Motion by Mr. McGowan to approve the amended agenda.
Motion seconded by Mr. Fried.
Motion passed unanimously.

ADMINISTRATION OF OATH TO TOWN STAFF:

Town staff were sworn in by Board Secretary Marcote.

PUBLIC HEARING:

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.

No Ex parte was declared by the board.

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

The offender 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 and to pay a fine of \$125.00 within 30 days of this order.

Motion seconded by Mr. McGowan

Motion passed unanimously.

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.

No Ex parte was declared by the board.

Officer Moriarty presented the facts of the case and entered evidence into the record. Police Officer Birch gave testimony in the case.

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

Motion by Mr. McGowan of finding of non-compliance, assess administrative fee in the amount of \$150.00 and to pay a fine of \$125.00 within 30 days of this notice.

Motion seconded by Mr. Cohen

Motion passed unanimously.

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.

Officer Moriarty requested that this case be postponed to the November 19, 2026, Code Board Hearing to be heard along with the other properties affected by the seawall

Motion by Mr. Peloso to postpone the case until the November 19, 2026, Code Board hearing.

Motion seconded by Mr. McGowan

Motion passed unanimously.

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.

Mr. Brooker declared Ex parte.

No other Ex parte was declared by the board.

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 and to come into compliance by August 17, 2026. If compliance is not met a daily running fine in the amount of \$250.00 a day will commence the day after compliance date and continue until compliance is met.

Motion seconded by Ms. Saba

Motion passed unanimously.

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.

No Ex parte was declared.

Officer Martinez requested that this case be postponed pending information from Building and Zoning.

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

Motion seconded by Ms. Saba.

Motion passed unanimously.

FINE CONSIDERATION/FINE REDUCTION:

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.

No Ex parte was declared

Officer Moriarty 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 to postpone this case until the September 17, 2026, Code Board Hearing.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

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.

No Ex parte was declared by the board.

Officer Moriarty reminded the board of this case.

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

Motion by Mr. Fried to deny the request for a fine reduction.

Motion seconded by Ms. Saba

Motion passed unanimously.

OFFICIALS COMMENTS:

The Chairman thanked Board Secretary Carla Marcote for her 20 years of service to the town as well as Officer John Moriarty for his 15 years of service with the town.

MEETING SCHEDULE:

The Chairman announced the next hearing date will be August 20, 2026.

ADJOURNMENT:

Motion by Ms. McGowan to adjourn.

Motion seconded by Ms. Saba.

Motion passed unanimously.