



# TOWN OF PALM BEACH

## **TENTATIVE AGENDA: SUBJECT TO REVISION**

### **CODE ENFORCEMENT BOARD**

**360 S. COUNTY ROAD, TOWN COUNCIL CHAMBERS**

**MAY 23, 2024**

**02:00 P.M.**

To Live Stream audio: To watch/listen live, visit the 'Public Meetings' webpage on the Town's website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com), and select the "View Event" or "Click Here to Listen" button.

I. Call to Order:

II. Roll Call:

Bram Majtlis, Chairman  
Scotch Peloso, Vice Chairman  
Martin Klein  
Chris Larmoyeux  
Pamela Saba  
John McGowan  
Harris S. Fried  
Armand Harris, Alternate Member  
John P. Cohen, Alternate Member

III. Election of Chair and Vice Chair.

IV. Approval of the Minutes of April 18, 2024:

V. Administration of the Oath to Town Staff:

VI. Code Statistics:

VII. Financial Report

VIII. Public Hearings:

A. Case # CE 24-930, 259 Oleander Ave., Sky's The Limit Construction:

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.

B. Case # CE 24-519, 155 N County Road, Amici Market:

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 or plumbing system.

C. Case # CE 24-146, 240 Sandpiper Drive, Sandpiper 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 or plumbing system.

D. Case # CE 24-532, 242 S County Road, Officine Gullo:

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 or plumbing system.

E. Case # CE 24-506, 242 S. County Road, Luxury Kitchen:

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 or plumbing system.

F. Case # CE 24-521, 2165 Ibis Isle Road, Charlot Taylor:

Violation of Chapter 10, Section 10-9 of the Town of Palm Beach Code of Ordinances states no person shall keep, possess, feed or maintain any live animal within the town other than domesticated household pets or domesticated animals.

G. Case # CE 24-309, 257 Royal Poinciana Way, Cucina:

Chapter 134 of the Town of Palm Beach Code of Ordinances states any ordinance zoning or rezoning specific property in the town saved from repeal, zoning commission, alcoholic beverage provisions supplemental to zoning ordinance. 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. 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. Chapter 134, Section 134-1996 states when open areas of lots or vacant lots within the commercial district are used for the open air display of merchandise or for open air seating for more than 30 consecutive calendar days or 60 total calendar days in any 12-month period, these areas shall be subject to all of the same regulations of the town's ordinances which are applicable to merchandise display areas or seating areas contained within buildings, including but not limited to the provision of off-street parking, such parking to include the number of spaces necessary to accommodate

the total open air merchandise display areas or open air seating, and, further, the provision of a structure to house required toilet facilities and salesmen or attendant office space. Chapter 134, Section 134-1109 states the special exception uses requires a site plan review as provided in article III of this chapter.

H. Case # CE 23-2003, 2860 S. Ocean Blvd., La Palma Condominium:

Violation of Chapter 18, Section 18-205(a) 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 complied with.

IX. Fine Consideration Hearing:

A. Case # CE 24-288, 437 Chilean Ave., Wray Cerasoli Associates LLP:

Violation of Chapter 88, Section 88-16(L) of the Town of Palm Beach Code of Ordinances prohibits vegetation infested with pests such as whitefly.

B. Case # CE 22-1046, 304 S. County Road, Thomas Campaniello:

Violation of Chapter 88, Section 88-16(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.

X. Fine Reduction Hearing:

A. Case # CE 23-841, 420 Royal Palm Way, JHB Seaside Properties 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 or plumbing system.

B. Case # CE 23-1728, 249 Seabreeze Ave., Joseph & Elizabeth Berger:

Violation of Chapter 18, Section 18-205(a) 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 complied with.

XI. Board Comments:

XII. Adjournment: