



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

CODE ENFORCEMENT BOARD 360 S. COUNTY ROAD, TOWN COUNCIL CHAMBERS APRIL 17, 2025 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, and select the "View Event" or "Click Here to Listen" button.

I. Call to Order:

II. Roll Call:

Martin Klein, Chairman

Scotch Peloso, Vice Chairman

Pamela Saba

John McGowan

Harris S. Fried

Dave Brooker

Angel Arroyo, Alternate Member

III. Pledge of Allegiance:

IV. Chairman's Comments:

V. Approval of the Minutes of March 20, 2025:

VI. Administration of the Oath to Town Staff:

VII. Code Statistics:

VIII. Financial Report

IX. Public Hearings:

A. Case # CE 25-136, 2842 S Ocean Blvd., 2842 S Ocean LLC, Tideline Resort:

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.

- B. Case # CE 24-2578, 3460 S Ocean Blvd, Claridges Condominium 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.
- C. Case # CE 24-2119, 280 El Pueblo Way, Danielle & David Ganek:
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.
- D. Case # CE 25-528, 132 El Brillo Way, Lopez Group:
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.
- E. Case # CE 25-375, 348 Eden Road, Elliot Donnelley Section 12 & Shawn M. Donnelley:
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.
- F. Case # CE 25-236, 145 Clarendon Ave., 145 Clarendon PB LLC:
Violation of 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 are prohibited. Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances requires the exterior a 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. 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.

X. Fine Consideration:

- A. Case # CE 25-40, 2730 S Ocean Blvd., Palm Beach Ambassador Fee Borrower LLC:
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. Chapter 88, Section 88-8 of the Town of Palm Beach Code of Ordinances states an unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- B. Case # CE 24-2304, 2560 S Ocean Blvd. #406, Karen Allison:
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.

XI. Board Comments:

XII. Adjournment: