



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

CODE ENFORCEMENT BOARD 360 S. COUNTY ROAD, TOWN COUNCIL CHAMBERS MARCH 20, 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
Chris Larmoyuex
Harris S. Fried
Dave Brooker
John P. Cohen, Alternate Member
Angel Arroyo, Alternate Member

III. Pledge of Allegiance:

IV. Election of Chairman:

V. Election of Vice Chairman:

VI. Chairman's Comments:

VII. Approval of the Minutes of February 20, 2025:

VIII. Administration of the Oath to Town Staff:

IX. Code Statistics:

X. Financial Report

XI. Public Hearings:

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 25-225, 312 ½ Worth Ave., Bice Ristorante, Elite Parking Solutions:

Violation of Chapter 118, Section 118-151 of the Town of Palm Beach Code of Ordinances states on a case by case basis, the chief of police, or the chief's designated representatives, will review all applications for a revocable annual valet service permit and temporary valet service permit to determine, at the location where the valet services are provided, whether the staging area will accommodate the proposed use for valet parking services, the primary route between the staging area and the vehicle parking areas, and may approve the permit, deny it, or approve with conditions. When determining whether the staging area will accommodate the proposed valet service use, the chief of police will be guided in his determination by the application of pertinent traffic regulations of the state, ordinances of the town, and the regulations of any other agency having jurisdiction over the right-of-way, as well as basic considerations of the public health, safety and welfare. No permit shall be issued if the chief of police determines that valet service will substantially interfere with the use of public right-of-way by the general public or cause undue interference to movement of traffic or pose potential hazard to the public safety and welfare. The determination as to the number of staging areas necessary for a particular permit application shall be made by the chief of police or his designee and if a permit is approved, except as to the number of staging areas required, it may be modified to incorporate additional staging areas as required by the chief of police or his designee, upon payment of a permit fee required by this article for each staging area required for an annual revocable valet services permit or the permit fee required by this article for each staging area for a revocable temporary valet services permit, whichever is applicable. These fees shall be amended annually pursuant to the requirements of section 118-149. The chief of police or his designee shall also determine the minimum number of valet parkers necessary to accommodate the valet service and the permit shall specify the number of valet parkers required as a condition of said permit.

C. Case # CE 24-2589, 335 El Vedado Rd., Diana Wister:

Violation of Chapter 18, Section 18-205(a) of the Town of Palm Beach Code of Ordinances 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 is complied with. 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.

XII. Fine Consideration:

A. Case # CE 24-1235, 235 Sanford Ave., Richard Bernstein:

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 88-16 of the Town of Palm Beach Code of Ordinances requires exterior property, and premises shall be maintained in a clean, safe and sanitary condition. 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.

- B. Case # CE 24-1543, 241 El Dorado Lane, Cristina & Desmond Keogh:
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 24-2324, 221 Onondaga Ave., Cheryl Noska:
Violation of Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances states 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. 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.
- D. Case # CE 24-2514, 204 Royal Palm Way, Palm Beach Jewish Center Inc.:
Violation of Chapter 118, Section 118-87 of the Town of Palm Beach Code of Ordinances states it shall be unlawful for any person to park any motor vehicle on the unimproved property of another person. This section shall not be construed to prohibit an owner and members of his household, including bona fide guests, from parking on unimproved property owned by him, nor to parking on an unimproved lot on special occasions, when permission therefore has been granted by the town manager. Any person who parks any motor vehicle on the unimproved property of another person shall have the burden of proving by competent evidence that permission or consent therefor has been granted either by the owner of the property or by the town manager.
- E. Case # CE 25-58, 153 Australian Ave., Casa Lagan Inc.:
Violation of Chapter 88, Section 88-16 (b) of the Town of Palm Beach Code of Ordinances states 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.

XIII. Fine Reduction:

- A. Case # CE 23-1624, 230 Brazilian Ave., Patricia & Jon Baker:
Violation of Chapter 66, Section 66-236 of the Town of Palm Beach Code of Ordinances states vegetation removal permits, not sought in conjunction with building permits, shall be obtained by

making application prior to removal, relocation or replacement to the building official or his designee, at least ten working days prior to the proposed date of removal.

XIV. Board Comments:

XV. Adjournment: