

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 13, 2025

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: 249 Bahama Ln – Permit SITE-25-00207 – Three Strike & Stop Work Order

Date: April 24, 2025

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## **FYI – This Memo is provided as Information to the Town Council**

As you know, the Town has a “Three Strike Rule” for construction parking and construction site management. The regulations and process are found in the Town’s “Department of Public Works, Engineering Division, Standards Applicable to Public Rights-of-Way and Easements Within the Town of Palm Beach” (commonly called the Right-of Way-Manual), dated May 1994, as revised through November 8, 2022. Chapter XII, Miscellaneous Provisions, contains the details of the Three Strike rules. The regulations spell out the process in which contractors can secure parking permits, the fees for various violations, and the process that must occur once a contractor receives Three Strikes – three different sets of tickets for construction violations. The applicable pages of the Right of Way Manual are attached.

249 Bahama Lane recently reached the level of three (3) Strikes for construction-related violations in the right of way. The contractor is Jeremy Vassalotti Inc.

The regulations allow a time frame for the violator to appeal the ticket(s). In the most recent case, the violation was issued by Public Works and no appeal was made. We are requiring the contractor to appear before the Town Council regarding the three strikes as well as having all citations and subsequent fines for three strikes paid prior to the meeting date.

The Town Council’s process for this matter is contained within the Public Works “Right of Way Manual”, as follows:

*“When the Town Council receives a written request to lift a stop work order the Town Council shall have the power to admonish the contractor; take such action as deemed necessary to effect the stop work order on a permanent basis by nullifying the existing building permit; cause the contractor and/or property owner to enter into a binding agreement to memorialize the understandings between the Town and the contractor and/or property owner relative to all conditions placed upon the lifting of the stop work order, if applicable; establish penalties for future right-of-way violations the amount for which shall be in the sole discretion of the Town Council; collect the fine as outlined below, plus payment of any outstanding right-of-way fines and accumulated interest, as referenced herein below and to prohibit the issuance of any additional*

*right-of way permits for the duration of the work in question.*

*The fine for a third (3<sup>rd</sup>) strike shall be \$500; the fine and penalty for a fourth (4<sup>th</sup>) strike shall be a fine of \$2,500 and a mandatory thirty (30) day shutdown of the construction project; the fine and penalty for a fifth strike shall be a fine of \$5,000 and a mandatory thirty (30) day shutdown of the construction project, plus payment of any outstanding right of-way fines and accumulated interest unless the Town Council chooses to invoke the use of a binding agreement memorializing a penalty structure to be paid to the Town for all future right-of-way violations in excess of three (3) to be paid in accordance with the terms and conditions of the binding agreement between the Town and the contractor and/or property owner. All fines and penalties shall be paid in full prior to issuance of a Certificate of Occupancy for the construction associated with the activity that generated the fines, penalties, and interest."*

Any motion to resolve this matter should include "waiving the third strike" and "granting the ability for the contractor to apply for future right of way permits".

Attachments: Copy of the Pending Stop Work Order Notice  
Copies of the Violations and Fines

Cc: Paul Brazil, Director of Public Works  
Nicholas Caristo, Police Chief  
Benjamin Alma, Parking and Code Enforcement Manager

JERERMY VASSALOTTI, INC.  
300 W 10<sup>TH</sup> STREET  
WEST PALM BEACH, FL 33404  
561-631-7299

4/18/2025

**Re: CITIATION**

**NOV-10975 – Was told by code enforcement to have a flagger which was provided and permit expired 3/25/2025 the same day as the pouring.**

**PW – 0679 – Material equipment was being picked up.**

To whom it may concern,

Jeremy Vassalotti, Inc. is requesting to attend the next town council meeting on May 14<sup>th</sup>, 2025 to request a lift to the "Stop Work" order at 249 Bahama Lane Palm Beach, FL 33480 for the citations mentioned above.

Please confirm if permission is granted for attendance.

Thank you,

A handwritten signature in black ink, appearing to be 'J. Vassalotti', with a stylized, looped flourish at the end.

Jeremy Vassalotti, Owner

*Jeremy Vassalotti, Inc*



# TOWN OF PALM BEACH

Planning, Zoning & Building Department

April 18, 2025

Via email & mail: [office.jvi@yahoo.com](mailto:office.jvi@yahoo.com)

Jeremy Vassalotti Inc  
% Jeremy Vassalotti  
300 W. 10<sup>th</sup> Street  
West Palm Beach, FL 33404

Re: **STOP WORK ORDER PENDING** - 3-Strike Rule Citations – 249 Bahama Ln – SITE-25-00207

As you know, the Town of Palm Beach Standards Applicable to Public Rights-Of-Way And Easements Within The Town Of Palm Beach regulates the number of construction-related vehicles that can be parked on Town streets in conjunction with building project sites within the Town. Attached to all construction permits issued to a job is information regarding these regulations.

Your project has received **three citations, constituting three strikes**:

Strike 3 March 26, 2025 (PW-0679 working in the right of way without a permit)

Strike 2 March 25, 2025 (NOV-10975 for obstruction of the right of way without a permit – concrete pour)

Strike 1 December 18, 2024 (PW-0658 for failure to have a permit on job)

Therefore, under the Town's rules (referred to as the "3-strike" rule), the Director of Public Works and Police Chief have notified the Planning, Zoning & Building Department of these violations, and requested that a "Stop Work" order be issued as allowed by Section 18-204 of Town Code.

Per Town Resolution No 001-2022, because you have received three strikes, fines are being imposed and are also payable immediately to the Town of Palm Beach. These fines are in addition to all right-of-way fines referenced above. Refer to Invoice #INV-25-25-11731 and 11732. Payments can now be made at [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**An appeal for the Notice of Violation could have been made, however, by virtue of payment for the Notice of Violation closes the code case and becomes an admission of guilt. This was for strike 2. Strike three has passed the appeal request time. At this time, it is up to the Building Official if a "Stop Work" order will be issued. If issued, no work may be carried out at the site under any permits issued by the Town of Palm Beach.**

All requests to lift a "Stop Work" order would need to be decided by the Town Council. The next Town Council meeting date is Wednesday, May 14, 2025. For this item to be considered at that meeting, you would need to submit a written request to Michelle Sentmanat @ [msentmanat@townofpalmbeach.com](mailto:msentmanat@townofpalmbeach.com).

Truly yours,

***Wayne Bergman***

Wayne Bergman  
Director, Planning, Zoning & Building Department

cc: Dana and Jessica Koch @ 249 Bahama Lane, Palm Beach, FL 33480  
K. Blouin, Town Manager  
H. Paul Brazil, Public Works Director  
Nicholas Caristo, Police Chief  
Benjamin Alma, Parking and Code Enforcement Manager

**INVOICE (INV-25-00011731)  
FOR TOWN OF PALM BEACH**

**BILLING CONTACT**

Jeremy Vassalotti  
Jeremy Vassalotti Inc  
300 W 10th Street  
West Palm Beach, FL 33404



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-25-00011731	04/18/2025	04/19/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
STRIKE-25-00261	Fine for strike 2	\$250.00
249 Bahama Ln Palm Beach, FL 33480		<b>SUBTOTAL</b> \$250.00

REMITTANCE INFORMATION
Town of Palm Beach 360 S County Rd PO Box 2029 Palm Beach, FL 33480 561-838-5431

**TOTAL** **\$250.00**

**INVOICE (INV-25-00011732)  
FOR TOWN OF PALM BEACH**

**BILLING CONTACT**

Jeremy Vassalotti  
Jeremy Vassalotti Inc  
300 W 10th Street  
West Palm Beach, FL 33404



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-25-00011732	04/18/2025	04/19/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
STRIKE-25-00257	Fine for strike 3	\$500.00
249 Bahama Ln Palm Beach, FL 33480		<b>SUBTOTAL</b> \$500.00

REMITTANCE INFORMATION
Town of Palm Beach 360 S County Rd PO Box 2029 Palm Beach, FL 33480 561-838-5431

**TOTAL** **\$500.00**





PUBLIC WORKS DEPARTMENT

561-838-5440

PW -

0658

## VIOLATION NOTICE

## RIGHT-OF-WAY, PARKING &amp; CONSTRUCTION SITE MANAGEMENT

NAME: Jay Vassalotti (Vassalotti)DATE: 12/18/24JOB ADDRESS: 249 Bahama Lane

The following violations shall be considered strikes based on the "3-Strike Rule" for construction projects.  
The Town may also concurrently prosecute the violation(s) through the Code Enforcement process.

- |   |                              |
|---|------------------------------|
| <input type="checkbox"/> Working outside permit hours of construction                             | \$150x _____ = _____         |
| <input type="checkbox"/> Failure to comply with noise regulations                                 | \$150x _____ = _____         |
| <input type="checkbox"/> Insufficient or not properly maintained construction screening           | \$150x _____ = _____         |
| <input type="checkbox"/> Failure to maintain landscaping, where used for screening                | \$150x _____ = _____         |
| <input type="checkbox"/> Failure to provide or properly screen on-job toilet facilities           | \$150x _____ = _____         |
| <input type="checkbox"/> Violation of approved construction staging/truck logistics plan          | \$150x _____ = _____         |
| <input type="checkbox"/> Failure to provide dedicated traffic monitor                             | \$150x _____ = _____         |
| <input type="checkbox"/> Worth Avenue-Parking construction vehicle/not actively loading/unloading | \$150x _____ = _____         |
| <input type="checkbox"/> Construction parking without a permit*                                   |                              |
| 1st Offence \$150      2nd Offence \$250      Thereafter \$500                                    | _____ x _____ = _____        |
| Vehicle Tag(s):   |                              |
| <input type="checkbox"/> Working in right-of-way without permit                                   | \$150x _____ = _____         |
| <input checked="" type="checkbox"/> Failure to have permit on job                                 | \$150x <u>1</u> = <u>150</u> |
| <input type="checkbox"/> Inadequate Maintenance of Traffic  | \$150x _____ = _____         |
| <input type="checkbox"/> Right-of-way littered by site dirt or debris                             | \$150x _____ = _____         |
| <input type="checkbox"/> Failure to maintain safe sidewalks                                       | \$150x _____ = _____         |
| <input type="checkbox"/> Failure to carry-out permit terms and conditions                         | \$150x _____ = _____         |
| <input type="checkbox"/> Storage of materials in right-of-way                                     | \$150x _____ = _____         |
| <input type="checkbox"/> Use of right-of-way as work area   | \$150x _____ = _____         |
| <input type="checkbox"/> Damage to infrastructure in right-of-way                                 | \$150x _____ = _____         |
| <input type="checkbox"/> Dewatering without a permit  | \$150x _____ = _____         |
| <input type="checkbox"/> Illegal discharges to Town sewers**                                      | _____ x _____ = _____        |
| <input type="checkbox"/> Failure to Comply with Town's right-of-way manual ***                    | \$150x _____ = _____         |
| <input type="checkbox"/> Other _____  | _____ x _____ = _____        |
| <input type="checkbox"/> 2nd and added days of violation, double fine                             | _____ x _____ = _____        |

TOTAL FINE \$ 150.00

Should you wish to contest this violation call the Public Works office at 561-838-5440 within seven (7) calendar days of the date of issuance. Total fine to be paid within 10 working days to: Town of Palm Beach, Finance Dept, PO Box 2029, Palm Beach, FL 33480, may also be paid in person at 360 S County Rd, Palm Beach, FL 33480. Please attach copy of this violation with payment, check must reference violation number.

**No further permits will be issued until fine is paid.**

\*Parking violations are per vehicle per day. Parking placard must be displayed in vehicle.

\*\*Fines plus clean-up costs

\*\*\*Includes but not limited to: Dumpster in Right-of-way -\$100 per incident. Right-of-way restoration-\$30 per day until restored.

ISSUER: \_\_\_\_\_

WHITE/VIOLATOR

YELLOW/ISSUER

PINK/PZB

Strike 1



Strike 2

# TOWN OF PALM BEACH

10975



## POLICE DEPARTMENT Code Enforcement Unit Notice of Violation



Jason  
Respondent's Name

Jeremy Vassalotti Inc  
Name of Company/Resident/Business

561 445-6906  
Respondent's Address

Property/Business Address

YOU ARE NOTIFIED that on Tuesday, March 25, 2025 at 1238 hrs

a violation of Obstruction of the R.O.W w/o a permit (concrete pour)  
8 no MOT (description of violation)

which violate the following Town of Palm Beach Code of Ordinances: 106-1

occurred at: 249 Bahama Ln (chapter and section)  
(violation address)

### YOUR OPTIONS ARE INDICATED BELOW:

- ☒ 1) YOU MAY ADMIT to the violation by making payment by mail or in person between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday, at the Town's Finance Department at 360 South County Road., Palm Beach, Florida 33480. NO LATER THAN 5:00 P.M. ON THE MONDAY BEFORE THE SCHEDULED HEARING NOTED BELOW. The fine amount is \$ 125  
OR

YOU MAY ELECT TO APPEAR IN PERSON before the Code Enforcement Board on Thursday, May 15, 2025 at 2 P.M. in the Town Council Chambers, Town Hall, located at 360 South County Road., Palm Beach, Florida 33480. For further information call 561/227-7080

- ☐ 2) THIS CASE WILL BE HEARD BEFORE THE CODE ENFORCEMENT BOARD on Thursday, \_\_\_\_\_ at 2 P.M. in the Town Council Chambers, Town Hall, located at 360 South County Road., Palm Beach, Florida 33480. For further information call 561/227-7080

### I ACKNOWLEDGE RECEIPT OF THIS CODE ENFORCEMENT NOTICE OF VIOLATION

[Signature]  
Signature of Respondent

This will be your only notice of the hearing. Failure to pay the fine or appear at the hearing will result in this matter being held in absentia. The maximum fine imposed may be \$250 for a first offense, \$500 for repeat offenses, or a maximum of \$5,000 if irreparable in nature, in addition to the administrative costs.

JOLIVARES/0272 3/25/25 1252 hrs 2025-084-118  
Code Enforcement/Police Officer - I.D. Date Time Case/CAD #

I WISH TO ADMIT TO THE CHARGES, WAIVE MY RIGHT TO A HEARING AND PAY FINE.

Signature of Respondent

WHITE - PD Case File

BLUE - PD Log

GREEN - Finance

CANARY - Respondent

CE 25-689



PUBLIC WORKS DEPARTMENT  
561-838-5440  
**VIOLATION NOTICE**

PW - **0679**

**RIGHT-OF-WAY, PARKING & CONSTRUCTION SITE MANAGEMENT**

NAME: Vastlata DATE: 3-26-25

JOB ADDRESS: 249 Bahama Ln

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- |   |          |
|---|----------|
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| <input type="checkbox"/> Construction parking without a permit*                                   | \$150x = |
| 1st Offence \$150    2nd Offence \$250    Thereafter \$500  | x =      |
| Vehicle Tag(s):   |          |

- |  |                                 |
|--|---------------------------------|
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| <input type="checkbox"/> Inadequate Maintenance of Traffic                     | \$150x =                        |
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| <input type="checkbox"/> Dewatering without a permit                           | \$150x =                        |
| <input type="checkbox"/> Illegal discharges to Town sewers**                   | x =                             |
| <input type="checkbox"/> Failure to Comply with Town's right-of-way manual *** | \$150x =                        |
| <input type="checkbox"/> Other   | x =                             |
| <input type="checkbox"/> 2nd and added days of violation, double fine          | x =                             |

TOTAL FINE 150.00

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\*\*\*Includes but not limited to: Dumpster in Right-of-way -\$100 per incident. Right-of-way restoration-\$30 per day until restored.

ISSUER: [Signature]

WHITE/VIOLATOR    YELLOW/ISSUER    PINK/PZB

Strike 3