

From: [Paul Brazil](#)
To: [Joshua Martin](#)
Cc: [Jay Boodheshwar](#); [John \(Skip\) C. Randolph](#)
Subject: FW: 1236 S. Ocean Blvd. right-of-way signs
Date: Thursday, February 21, 2019 12:29:06 PM

I want to talk to you before I respond.

If the signs are on private property, PW does not have any authority. Paul Colby most likely should have never been involved and Paul Castro sent them to PW.

Let me know what you think.

H. Paul Brazil, P.E.
Director of Public Works

Town of Palm Beach
Public Works Department
951 Old Okeechobee Road
West Palm Beach, FL 33401
Phone: 561-838-5440
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Thursday, February 21, 2019 10:52 AM
To: Paul Castro <PCastro@TownofPalmBeach.com>
Cc: Paul Brazil <PBrazil@TownofPalmBeach.com>; Patricia Strayer <PStrayer@TownofPalmBeach.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>
Subject: RE: 1236 S. Ocean Blvd. right-of-way signs

Thank you Paul Castro.

Paul Brazil and Patricia, I am not sure whether you are familiar with this issue, but the Thorntons (at the recommendation of Paul Colby) installed Tow Away signs on their property at 1236 S. Ocean Blvd. last year.

This is a unique area because Emerald Beach Way is actually part of the Thornton property and just a right of ingress and egress is granted to the two neighbors on the west and the east by Plat. Many vendors and service personnel from 100 Emerald Beach Way have parked on Emerald Beach Way (the portion owned by the Thorntons).

In an effort to stop the unauthorized parking on their property and at the suggestion of the Town, the Thorntons installed Tow Away signs on their property adjacent to Emerald Beach Way. Code Enforcement has now cited the Thorntons and is requiring them to remove the signs.

It appears that the Code allows them to install "No Parking" signs, so we are proposing to remove the Tow Away signs and replace them with No Parking signs, but I want to make sure that the No Parking signs are permitted. As you can understand, the Thorntons don't want to go through the installation and removal yet again.

Because the Thorntons have been cited by Code Enforcement, please confirm at your earliest convenience.

If you have any questions, please contact me.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Paul Castro <PCastro@TownofPalmBeach.com>
Sent: Thursday, February 21, 2019 9:40 AM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: Paul Brazil <PBrazil@TownofPalmBeach.com>; Patricia Strayer <PStrayer@TownofPalmBeach.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>
Subject: RE: 1236 S. Ocean Blvd. right-of-way signs

Tim,

Street signage in the right-of-way is within the responsibility of the Public Works Department. Please contact Paul Brazil or Patricia Strayer at the email address in the heading.

Thank you,

Paul Castro, AICP
Zoning Administrator

360 South County Road
Palm Beach, FL 33480
561-227-6406
[www.pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Tuesday, February 12, 2019 6:31 PM
To: Paul Castro <PCastro@TownofPalmBeach.com>
Subject: 1236 S. Ocean Blvd.

Hi Paul. John Moriarty sent me an email requesting that the Thorntons remove the tow away signs. I will review the Code, but are the Thorntons able to replace the "tow away" signs with "No Parking" signs.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

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Amanda Quirke

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Tuesday, March 26, 2019 3:46 PM
To: Gavigan, James C.
Subject: Tow Away Signs on Private Property
Attachments: 1XA8351-jcg re tow away signs on private property.DOCX; TPB Ordinance re Tow-away signs.pdf; Advisory Legal Opinion - Police enforcement of ordinances on private property.pdf

Jamie,

Could you please research to see whether there are any additional Attorney General's opinions which would define whether or not the Town is pre-empted from prohibiting these no parking tow away signs from private property.

Thank you.

John C. Randolph

Attorney
Jones Foster P.A.

561 650 0458 – D
561 650 5300 – F
561 659 3000 – O

jrandolph@jonesfoster.com

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505 South Flagler Drive, Suite 1100
West Palm Beach, Florida 33401
jonesfoster.com

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Memo

To: Jamie Gavigan
From: John C. Randolph
Date: July 1, 2019
Subject: Tow Away Signs on Private Property

I have been asked to opine as to whether Florida State Statute 715.07 relating to vehicles parked on private property; towing, preempts the Town from adopting an ordinance which would preclude tow away signs on private property as provided in Section 134-2410, which provides, in part, as follows:

“Tow-away signs shall not be allowed on private property appurtenant to or obviously part of a single-family residence. Tow-away signs for two-family, townhouse, multi-family, and institutional uses shall only be on private property and shall not exceed the minimum size, number and location as provided by Florida Statute. In addition, all tow-away signs shall be uniform in appearance as approved by the town's Architectural Commission. Tow-away signs on state, county and municipal governmental property shall also meet these requirements. A building permit shall be required for a tow-away sign.

All tow-away signs which become nonconforming as a result of the adoption of this section of the Code shall be removed and replaced to come into compliance with this section of the Code by January 1, 2019, or said sign shall be in violation of the town's Code of Ordinances.”

All tow away signs which become non-conforming as a result of the adoption of this Section of the Code shall be removed and replaced to come into compliance with this Section of the Code by January 1, 2019, or said sign shall be in violation of the Town’s Code of Ordinances.

It appears that this Ordinance would preclude the Thornton’s from placing the allegedly illegal tow away signs on their property.

Florida Statute 715.07 provides that the owner of a property on which a vehicle is parked without the owner’s position, may cause the vehicle to be removed by a person regularly engaged in the business of towing vehicles, without liability for the cost of removal, transportation, or storage, or damages caused by such removal under certain circumstances. The statute requires posting as set forth in the allegedly offending signs, but does allow a property owner to give personal notice to the owner in control of the vehicle that the vehicle is subject to being removed at the owner’s or operator’s expense and, except for property appurtenant to and obviously a part of a single-family residence to do so without posting.

E S T .
1 9 2 4

July 1, 2019

Page 2

Therefore, based upon this exception, I believe it is appropriate for the Town to prohibit such signs, as there is a specific remedy for the property owner without the need for posting, as the Town's Ordinance uses the exact language set forth in Florida Statute 715.07, which states, tow away signs shall not be allowed on property appurtenant to or obviously a part of a single-family residence.

On this basis, I believe the Town has a right to determine that the posted signs are illegal and can move forward with a citation or through code enforcement to attempt to remove the signs.

JCR/jcl

P:\DOCS\13156\00008\MEM\1XA8351.DOCX

Florida Attorney General Advisory Legal Opinion

Number: AGO 96-53

Date: July 12, 1996

Subject: Police enforcement of ordinances on private property

Mr. Michael S. Davis
St. Petersburg City Attorney
Post Office Box 2842
St. Petersburg, Florida 33731

RE: MUNICIPALITIES--ORDINANCES--LAW ENFORCEMENT OFFICERS--PRIVATE PROPERTY--enforcement of municipal ordinances on private residential property by municipal law enforcement officers. ss. 316.006, 316.008, Fla. Stat.

Dear Mr. Davis:

You have asked for my opinion on substantially the following question:

Does Chapter 316, Florida Statutes, authorize a municipal police officer or parking enforcement specialist to issue a traffic citation for vehicles parked on private residential property (including, but not limited to, a private residential lawn) in violation of municipal ordinance?

In sum:

A municipal police officer or parking enforcement specialist does not have the authority under Chapter 316, Florida Statutes, to issue a traffic citation for vehicles parked on private residential property in violation of municipal ordinance since such property is not a thoroughfare or street upon which the public has a right to travel by motor vehicle. However, vehicles improperly parked on private residential property which has been posted may be towed from that property at the property owner's or lessee's request pursuant to section 715.07, Florida Statutes, and a lien imposed for towing and storage under section 713.78, Florida Statutes. Unauthorized vehicles may be towed from single-family residential property at the owner's request and the property need not be posted pursuant to section 715.07, Florida Statutes.

According to your letter, the City of St. Petersburg is experiencing problems with people parking on residential lawns in violation of a city ordinance. This is a particular problem for single-family residential property owners and has prompted your opinion request.

The Florida Uniform Traffic Control Law, Chapter 316, Florida Statutes, was enacted "to make uniform traffic laws to apply throughout the state and its several counties and uniform traffic ordinances to apply in all

municipalities." [1] In order to ensure that the provisions of Chapter 316, Florida Statutes, are given uniform application throughout the state, section 316.002, Florida Statutes, provides that "[i]t is unlawful for any local authority to pass or to attempt to enforce any ordinance in conflict with the provisions of this chapter." [2]

However, section 316.002, Florida Statutes, expressly states:

"The Legislature recognizes that there are conditions which require municipalities to pass certain other traffic ordinances in regulation of municipal traffic that are not required to regulate the movement of traffic outside of such municipalities. Section 316.008 enumerates the area within which municipalities may control certain traffic movement or parking in their respective jurisdictions."

Thus, section 316.008(1), Florida Statutes, recognizes that the provisions of Chapter 316 do not prevent local authorities from "[r]egulating or prohibiting stopping, standing, or parking" on streets and highways under their jurisdiction.

This office has stated that the provisions in Chapter 316, Florida Statutes, are enforceable on private property only if the public may travel by motor vehicle on such property. [3] This conclusion is based on section 316.640, Florida Statutes, which provides, in part, that municipalities must enforce state traffic laws on all municipal streets and highways "wherever the public has the right to travel by motor vehicle."

It is the availability of the area or place for travel and the right of general and common use which makes certain private property subject to public control pursuant to Chapter 316, Florida Statutes. Thus, this office has determined that municipalities have enforcement authority with respect to traffic violations and accidents occurring in shopping centers and parking lots which are considered to be "streets and highways" upon which the public has the right to travel by motor vehicle. [4] However, no authority to enforce Chapter 316, Florida Statutes, exists on private residential property which may not be used by the public for motor vehicle traffic. [5]

You have specifically cited section 316.1945(3), Florida Statutes, as authority for your assertion that a municipal police officer may enforce an ordinance prohibiting vehicle parking on private residential property such as lawns. The statute provides that:

"A law enforcement officer or parking enforcement specialist who discovers a vehicle parked in violation of this section or a municipal or county ordinance may:

(a) Issue a ticket form as may be used by a political subdivision or municipality to the driver; or

(b) If the vehicle is unattended, attach such ticket to the vehicle in a conspicuous place, except that the uniform traffic citation prepared by the department pursuant to s. 316.650 may not be issued by being attached to an unattended vehicle."

The statute also provides that "[t]he uniform traffic citation prepared by the department pursuant to s. 316.650 may not be issued for violation of a municipal or county parking ordinance." The statutory section specifically prohibits stopping, standing, or parking in particular places such as on a crosswalk or in an intersection.[6]

Thus, to the extent that a municipality or county has adopted an ordinance regulating parking on a publicly traveled street or highway, a municipal police officer may ticket a vehicle not in compliance with the local regulation. Such was the case in Attorney General's Opinion 83-86 in which this office concluded that a municipality was authorized to enact an ordinance allowing pest control vehicles exceeding 10,000 pounds which could not enter residential driveways without damaging the driveways to make temporary stops on city streets for purposes of performing pest control services on the adjacent residential properties from such vehicle. As was noted in that opinion, section 316.008(1), Florida Statutes, authorizes a municipality, within the reasonable exercise of the police power, to regulate or prohibit "stopping, standing, or parking" on streets and highways under its jurisdiction.[7] It is these local regulations which section 316.1945(3), Florida Statutes, authorizes a police officer or parking enforcement specialist to enforce.

Therefore, it is my opinion that a municipal police officer or parking enforcement specialist does not have the authority under Chapter 316, Florida Statutes, to issue a traffic citation for vehicles parked on private residential property in violation of municipal ordinance unless the public has a right to travel by motor vehicle on such property.

However, I would note that section 715.07, Florida Statutes, authorizes the owners of private property upon which vehicles have been parked without permission to have these vehicles towed from their property. Section 713.78, Florida Statutes, recognizes that a lien for towing and storage services may be imposed against the vehicle by the towing company for these services.

Section 715.07, Florida Statutes, authorizes

"[t]he owner or lessee of real property . . . [to] cause any vehicle parked on such property without his permission to be removed by a person regularly engaged in the business of towing vehicles, without liability for the costs of removal, transportation, or storage or damages caused by such removal, transportation, or storage[.]"[8]

The statute imposes certain requirements on the towing companies responding to such a request for removal.[9] Thus, the towed vehicle must be stored at a site within a certain distance of the property on which it was parked and the person or firm towing or removing the vehicle must, within 30 minutes of completion of the removal, notify the appropriate law enforcement agency of the location of the vehicle and provide a description of the vehicle.

Section 715.07, Florida Statutes, requires that a notice that unauthorized vehicles will be towed must be posted on certain private property but "property appurtenant to and obviously a part of a single-family

residence" is exempt from this requirement.[10] Thus, the owner or lessee of a single-family residence[11] is not required to post his or her property in order to have unauthorized vehicles which have been parked there towed or removed at the vehicle owner's expense.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tgk

[1] See s. 316.002, Fla. Stat. (1995). And see the preamble to Ch. 71-135, Laws of Florida, creating Ch. 316, Fla. Stat., in which the Legislature recognized that the movement of traffic had previously been controlled by "a hodgepodge of ordinances" which varied as to language and penalty and which caused an inconvenience and hazard to travelers.

[2] And see s. 316.007, Fla. Stat. (1995), providing that "no local authority shall enact or enforce any ordinance on a matter covered by this chapter unless expressly authorized." See also s. 166.021, Fla. Stat. (1995), which grants municipalities broad home rule powers except on matters expressly prohibited by law or when the subject matter is expressly preempted to the state by general law.

[3] See Ops. Att'y Gen. Fla. 90-68 (1990), 88-05 (1988), 86-59 (1986) and 83-84 (1983).

[4] See Ops. Att'y Gen. Fla. 73-323 (1973) and 72-383 (1972).

[5] Cf. s. 316.006(2)(b), Fla. Stat., which provides that a municipality may exercise jurisdiction over private roads or limited access roads owned or controlled by a special district and located within the municipal boundaries if the municipality and parties owning or controlling these roads enter into a written agreement for such traffic control which is approved by the governing body of the municipality.

[6] Section 316.1945(1)(a)3. and 4., Fla. Stat. (1995).

[7] And see Op. Att'y Gen. Fla. 93-22 (1993) (in which this office concluded, in response to a request from the City of St. Petersburg, that commercial horse-drawn carriage operations could not be banned from operation on streets within the city except as provided in s. 316.008, Fla. Stat., or other provision of state law).

[8] Section 715.07(2), Fla. Stat.

[9] Section 715.07(2)(a)1.-4., Fla. Stat.

[10] Section 715.07(2)(a)5., Fla. Stat. The section also exempts from the posting requirement those "instances when notice is personally given to the owner or other legally authorized person in control of the vehicle

that the area in which that vehicle is parked is reserved or otherwise unavailable for unauthorized vehicles and subject to being removed at the owner's or operator's expense[.]"

[11] There is no definition of "single-family residence" for purposes of section 715.07, Fla. Stat. The phrase must be understood in reference to the applicable local zoning code. Courts have upheld the zoning of single-family residence districts to exclude not only all commercial, vocational and industrial enterprises, but also two-family houses (duplexes), apartment houses and multiple-family dwellings. However, wide discretion is granted to a local legislative body in the establishment of residential districts, and the determination of what land will be included in such a district. See generally *McQuillin, Municipal Corporations* ss. 25.98, 25.100, 25.101, and 25.127 (3rd Ed.). And see *State v. Hagan*, 387 So. 2d 943 (Fla. 1980), and *Southeastern Fisheries Association, Inc. v. Department of Natural Resources*, 453 So. 2d 1351 (Fla. 1984), for the proposition that in the absence of a statutory definition, words used in a statute should be understood in their plain and ordinary sense.

Sec. 134-2410. - Tow-away signs.

Tow-away signs shall not be allowed on private property appurtenant to or obviously part of a single-family residence. Tow-away signs for two-family, townhouse, multi-family, and institutional uses shall only be on private property and shall not exceed the minimum size, number and location as provided by Florida Statute. In addition, all tow-away signs shall be uniform in appearance as approved by the town's Architectural Commission. Tow-away signs on state, county and municipal governmental property shall also meet these requirements. A building permit shall be required for a tow-away sign.

All tow-away signs which become nonconforming as a result of the adoption of this section of the Code shall be removed and replaced to come into compliance with this section of the Code by January 1, 2019, or said sign shall be in violation of the town's Code of Ordinances.

(Ord. No. 04-2018, § 27, 4-11-18)

Amanda Quirke

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Thursday, March 28, 2019 2:58 PM
To: Paul Castro
Subject: Section 134-2410
Attachments: Palm Beach, FL Code of Ordinances tow-away.pdf

Paul,

Please call me upon your receipt of this so that we can discuss it.

Thank you.

John C. Randolph

Attorney
Jones Foster P.A.

561 650 0458 – D
561 650 5300 – F
561 659 3000 – O

jrandolph@jonesfoster.com

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West Palm Beach, Florida 33401
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Sec. 134-2410. - Tow-away signs.

Tow-away signs shall not be allowed on private property appurtenant to or obviously part of a single-family residence. Tow-away signs for two-family, townhouse, multi-family, and institutional uses shall only be on private property and shall not exceed the minimum size, number and location as provided by Florida Statute. In addition, all tow-away signs shall be uniform in appearance as approved by the town's Architectural Commission. Tow-away signs on state, county and municipal governmental property shall also meet these requirements. A building permit shall be required for a tow-away sign.

All tow-away signs which become nonconforming as a result of the adoption of this section of the Code shall be removed and replaced to come into compliance with this section of the Code by January 1, 2019, or said sign shall be in violation of the town's Code of Ordinances.

(Ord. No. 04-2018, § 27, 4-11-18)

From: Benjamin Alma
To: Police Code Enforcement
Subject: FW: Work Product: Code Violation Warning for "Tow Away"
Date: Friday, March 29, 2019 2:58:31 PM
Attachments: Sec. 134-2410 tow away signs.pdf
image001.png

FYI

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Friday, March 29, 2019 2:55 PM
To: John Moriarty <JMoriarty@PalmBeachPolice.com>
Cc: Benjamin Alma <BALma@PalmBeachPolice.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Mr. Moriarty,

Pursuant to further research and upon conferring with Paul Castro, the Town takes the position that these tow away signs referenced in CE 19-114 are in violation of Section 134-2410 of the Town's Code. Therefore, I am providing this direction to allow this case to proceed as initially presented.

Thank you.

John C. Randolph

Attorney
Jones Foster P.A.

561 650 0458 – D
561 650 5300 – F
561 659 3000 – O

jrandolph@jonesfoster.com

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From: John Moriarty <JMoriarty@PalmBeachPolice.com>
Sent: Wednesday, March 6, 2019 11:50 AM
To: Tim Hanlon <tim.hanlon@amri.com>; Randolph, John C. <JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

This Message originated outside your organization.

Hello,

The code enforcement case (CE 19-114) will not proceed / move forward until I receive direction
From Mr. Randolph and/or Mr. Alma

John Moriarty
Town of Palm Beach
Police Department
Code Enforcement Unit
Office: 561-227-6422

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Wednesday, March 06, 2019 10:41 AM
To: John Moriarty <JMoriarty@PalmBeachPolice.com>; John (Skip) C. Randolph
<JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Hi John. I have spoken to Skip a couple times regarding this Notice and Compliance Date. Skip indicated that the Town is having a meeting on Friday 3/8 to discuss whether the Thorntons' Tow Away signs violate the Town Code. As a result, Skip advised to not remove the signs as of yet.

Please confirm the extension to the required Compliance date.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Tim Hanlon
Sent: Tuesday, February 19, 2019 5:29 PM
To: 'John Moriarty' <JMoriarty@PalmBeachPolice.com>; John (Skip) C. Randolph
<JRandolph@jonesfoster.com>
Subject: FW: Work Product: Code Violation Warning for "Tow Away"

Hi John and Skip. I have tried to reach Paul Castro a couple times but understand that he is out of the office most of the week.

The Thorntons propose to remove the Tow Away signs (despite the fact that the Town recommended and approved them) and replace them with "No Parking" signs.

Please confirm whether the No Parking signs are permitted on the private property owned by the Thorntons.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

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From: [Tim Hanlon](#)
To: [Carla Marcote](#); [Benjamin Alma](#); [John \(Skip\) C. Randolph](#)
Cc: [Paul Castro](#)
Subject: RE: Work Product: Code Violation Warning for "Tow Away"
Date: Wednesday, April 03, 2019 8:36:09 AM

Thanks for the update Carla. I have asked Paul whether they are permitted to replace the Tow Away signs with No Parking signs and am waiting for an answer.

If the replacement is permitted, then I believe that my clients intend to make that switch all at one time. As I believe you know, it is our position that the Town recommended and approved the Tow Away signs and they are also mandated by Florida statute, so we are very surprised by the Town's position on this matter.

That being said, I believe that we have a very reasonable alternative that meets Code and allows my clients to address a longstanding safety and private property problem of having trespassers park on their property. Hopefully, Paul agrees.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Carla Marcote <CMarcote@PalmBeachPolice.com>
Sent: Wednesday, April 3, 2019 8:25 AM
To: Benjamin Alma <BALma@PalmBeachPolice.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Tim Hanlon <tim.hanlon@amrl.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Good Morning,

Mr. and Mrs. Thornton were mailed a Notice of Code Violation and Hearing on April 1, 2019. They have until April 16, 2019 to remove the signs or replace them with the proper permitted signage. If compliance is not met by April 16, 2019, the case is scheduled to be heard at the May 16, 2019 Code Board Hearing.

Carla Marcote
Code Enforcement Specialist

Palm Beach Police Department
345 S. County Road
Palm Beach, FL 33480

From: Benjamin Alma <BAAlma@PalmBeachPolice.com>
Sent: Wednesday, April 03, 2019 8:06 AM
To: Police Code Enforcement <pbcode@townofpalmbeach.com>
Subject: FW: Work Product: Code Violation Warning for "Tow Away"

FYI

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Tuesday, April 02, 2019 11:04 PM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>
Subject: Re: Work Product: Code Violation Warning for "Tow Away"

The time frame for removal is as determined by code enforcement. Paul, please speak with Tim about replacing with no parking signs.

Sent from my iPhone

On Apr 2, 2019, at 11:26 AM, Tim Hanlon <tim.hanlon@amrl.com> wrote:

This Message originated outside your organization.

Hi again Skip and Paul.

I am just checking again about replacing the Tow Away signs with No Parking signs. Also, now that the Town has made a final determination, what is the time frame for removal?

Please confirm the above information at your earliest convenience.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Randolph, John C. <JRandolph@jonesfoster.com>

Sent: Friday, March 29, 2019 2:47 PM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Tim,

Upon further research and upon conferring with Paul Castro, I have advised Code Enforcement to proceed with Code Enforcement Case CE 19-114. The signs will therefore be required to be removed.

If you have any questions, please feel free to speak to John Moriarty at 227-6422.

In regard to your question as to whether or not any kind of no parking sign can be placed on the property, please speak directly to Paul Castro.

Thank you.

John C. Randolph

Attorney
Jones Foster P.A.

561 650 0458 – D
561 650 5300 – F
561 659 3000 – O

jrandolph@jonesfoster.com

<image001.png>

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From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Wednesday, March 6, 2019 12:01 PM
To: John Moriarty <JMoriarty@PalmBeachPolice.com>; Randolph, John C. <JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

This Message originated outside your organization.

Great. Thanks John!

Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: John Moriarty <JMoriarty@PalmBeachPolice.com>
Sent: Wednesday, March 6, 2019 11:50 AM
To: Tim Hanlon <tim.hanlon@amrl.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Hello,
The code enforcement case (CE 19-114) will not proceed / move forward until I receive direction
From Mr. Randolph and/or Mr. Alma

John Moriarty
Town of Palm Beach
Police Department
Code Enforcement Unit
Office: 561-227-6422

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Wednesday, March 06, 2019 10:41 AM
To: John Moriarty <JMoriarty@PalmBeachPolice.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Hi John. I have spoken to Skip a couple times regarding this Notice and Compliance Date. Skip indicated that the Town is having a meeting on Friday 3/8 to discuss whether the Thorntons' Tow Away signs violate the Town Code. As a result, Ski8p advised to not remove the signs as of yet.

Please confirm the extension to the required Compliance date.

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From: Tim Hanlon
Sent: Tuesday, February 19, 2019 5:29 PM
To: 'John Moriarty' <JMoriarty@PalmBeachPolice.com>; John (Skip) C. Randolph
<JRandolph@jonesfoster.com>
Subject: FW: Work Product: Code Violation Warning for "Tow Away"

Hi John and Skip. I have tried to reach Paul Castro a couple times but understand that he is out of the office most of the week.

The Thorntons propose to remove the Tow Away signs (despite the fact that the Town recommended and approved them) and replace them with "No Parking" signs.

Please confirm whether the No Parking signs are permitted on the private property owned by the Thorntons.

Thanks, Tim

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From: [Craig Hauschild](#)
To: [Paul Brazil](#)
Cc: [Paul Castro](#); [Wayne Bergman](#); [Patricia Strayer](#); [Joshua Martin](#)
Subject: RE: Meeting on Monday--No Parking Signs Emerald Beach Way
Date: Monday, April 08, 2019 9:40:01 AM

Morning Sir,
I am here to assist.
Craig

Craig A. Hauschild, P.E.
PZB Civil Engineer
Ext. 7042
chauschild@townofpalmbeach.com

From: Paul Brazil <PBrazil@TownofPalmBeach.com>
Sent: Friday, April 05, 2019 1:37 PM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Patricia Strayer <PStrayer@TownofPalmBeach.com>; Craig Hauschild <chauschild@TownOfPalmBeach.com>
Subject: RE: Meeting on Monday--No Parking Signs Emerald Beach Way

I'll be there at three.

Patricia and Craig – anyone want to help me? 3 pm at PZB.

H. Paul Brazil, P.E.
Director of Public Works

Town of Palm Beach
Public Works Department
951 Old Okeechobee Road
West Palm Beach, FL 33401
Phone: 561-838-5440
www.townofpalmbeach.com

From: Paul Brazil
Sent: Friday, April 05, 2019 1:25 PM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Patricia Strayer <PStrayer@TownofPalmBeach.com>; Craig

Hauschild <chauschild@townofpalmbeach.com>

Subject: RE: Meeting on Monday--No Parking Signs Emerald Beach Way

We will find a way to help.

Is this the street south of bath and tennis?

H. Paul Brazil, P.E.
Director of Public Works

Town of Palm Beach
Public Works Department
951 Old Okeechobee Road
West Palm Beach, FL 33401
Phone: 561-838-5440
www.townofpalmbeach.com

From: Joshua Martin <jmartin@TownOfPalmBeach.com>

Sent: Friday, April 05, 2019 11:01 AM

To: Paul Brazil <PBrazil@TownofPalmBeach.com>

Cc: Paul Castro <PCastro@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>

Subject: Meeting on Monday--No Parking Signs Emerald Beach Way

Importance: High

Paul B:

Good morning! I hope this email finds you well.

We are meeting with Margaret Thornton on Monday afternoon from 3pm until 5pm and are trying to resolve the no parking sign issue on Emerald Beach Way. Could you or someone from PW who is no parking sign certified attend the meeting with us? You/he/she would not have to stay the entire time—we can do it at whatever time works during the two hour time frame—we have plenty to discuss outside of the aforementioned signage issue.

Thanks so much and sorry for last minute notice!

Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057

www.townofpalmbeach.com

From: [Joshua Martin](#)
To: [Tim Hanlon](#)
Cc: [Joshua Martin](#)
Subject: RE: Work Product: Code Violation Warning for "Tow Away"
Date: Monday, April 08, 2019 5:29:50 PM
Attachments: [image001.png](#)

My pleasure—you too!

Josh Martin, AICP, CNU-A
Director

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Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Monday, April 08, 2019 5:20 PM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Excellent Josh. That is great news. Thanks for all of your hard work on this matter.

I will send you the applications. Have a great night.

Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Joshua Martin <jmartin@TownOfPalmBeach.com>
Sent: Monday, April 8, 2019 5:18 PM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Tim:

Good evening. I hope this email finds you well.

We resolved this matter today and will be issuing ARCOM Staff level approvals for the signs.

Margaret can fill you in on the details. Please send the applications to my attention when they have been prepared.

Have a wonderful evening,
Josh

**Josh Martin, AICP, CNU-A
Director**

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Planning, Zoning, Building
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Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Wednesday, April 03, 2019 5:18 PM
To: Paul Castro <PCastro@TownofPalmBeach.com>
Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

How does the Town recommend that the Thorntons advise/warn the public that Emerald Beach Way may not be used for parking by anyone?

If someone parks illegally and argues that there is no notice, isn't the Town liable if it doesn't allow the property owner to give a warning and notice. What if someone gets injured there? This is not a hypothetical issue as there are numerous examples of potential safety issues arising from illegally parked cars at the site. The issue has greatly decreased or gone away since the Town recommended the Tow Away signs and the Thorntons installed them.

See attached pictures for various abuses including someone actually washing cars on the easement.

Thanks, Tim

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Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Paul Castro <PCastro@TownofPalmBeach.com>
Sent: Wednesday, April 3, 2019 9:17 AM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Tim,

The private platted street known as Emerald Beach Way.

Paul Castro, AICP
Zoning Administrator

360 South County Road
Palm Beach, FL 33480
561-227-6406
[www.pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Wednesday, April 03, 2019 9:09 AM
To: Paul Castro <PCastro@TownofPalmBeach.com>
Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

From what street are they visible?

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tim.hanlon@amrl.com

From: Paul Castro <PCastro@TownofPalmBeach.com>
Sent: Wednesday, April 3, 2019 8:54 AM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Tim,

I see no code provision in Chapter 134, Zoning, that allows "no parking" signs on private property which can be seen from a street. If you can point something out in the code that specifically allows such signs, please guide me to that provision and I would be glad to look at it.

Kindest regards,

Paul Castro, AICP
Zoning Administrator

360 South County Road
Palm Beach, FL 33480
561-227-6406
www.pcastro@townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Tuesday, April 02, 2019 1:27 PM
To: John (Skip) C. Randolph <JRandolph@jonesfoster.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Hi again Skip and Paul.

I am just checking again about replacing the Tow Away signs with No Parking signs. Also, now that the Town has made a final determination, what is the time frame for removal?

Please confirm the above information at your earliest convenience.

Thanks, Tim

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Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Friday, March 29, 2019 2:47 PM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Work Product: Code Violation Warning for "Tow Away"

Tim,

Upon further research and upon conferring with Paul Castro, I have advised Code Enforcement to proceed with Code Enforcement Case CE 19-114. The signs will therefore be required to be removed.

If you have any questions, please feel free to speak to John Moriarty at 227-6422.

In regard to your question as to whether or not any kind of no parking sign can be placed on the property, please speak directly to Paul Castro.

Thank you.

John C. Randolph

Attorney
Jones Foster P.A.

561 650 0458 – D
561 650 5300 – F
561 659 3000 – O

jrandolph@jonesfoster.com

J O N E S F O S T E R

Flagler Center Tower
505 South Flagler Drive, Suite 1100
West Palm Beach, Florida 33401
jonesfoster.com

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Sent: Wednesday, March 6, 2019 12:01 PM
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Office: 561-227-6422

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From: [Joshua Martin](#)
To: [Paul Castro](#); [John \(Skip\) C. Randolph](#)
Cc: [Joshua Martin](#)
Subject: RE: Work Product: Code Violation Warning for "Tow Away"
Date: Monday, April 08, 2019 5:17:21 PM
Attachments: [image001.png](#)

Skip:

Good afternoon. I hope this email finds you well.

We resolved this matter today. Paul can fill you in.

Thank you all,
Josh

**Josh Martin, AICP, CNU-A
Director**

Town of Palm Beach
Planning, Zoning, Building
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Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

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Sent: Wednesday, April 03, 2019 5:21 PM
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Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: FW: Work Product: Code Violation Warning for "Tow Away"

Paul and Skip:

Can the three of us please discuss this matter before responding to Tim?

I have now been fully pulled into this matter so I want to be coordinated.

Thank you,
Josh

**Josh Martin, AICP, CNU-A
Director**

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Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>
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Paul Castro, AICP

Zoning Administrator

360 South County Road

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561-227-6406

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Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>

Subject: RE: Work Product: Code Violation Warning for "Tow Away"

From what street are they visible?

M. Timothy Hanlon

Alley, Maass, Rogers & Lindsay P.A.

340 Royal Poinciana Way, Suite 321

Palm Beach, Florida 33480

Phone: (561) 659-1770

Fax: (561) 833-2261

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tim.hanlon@amrl.com

From: Paul Castro <PCastro@TownofPalmBeach.com>

Sent: Wednesday, April 3, 2019 8:54 AM

To: Tim Hanlon <tim.hanlon@amrl.com>

Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>

Subject: RE: Work Product: Code Violation Warning for "Tow Away"

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Thank you.

John C. Randolph

Attorney
Jones Foster P.A.

561 650 0458 – D
561 650 5300 – F
561 659 3000 – O

jrandolph@jonesfoster.com

J O N E S F O S T E R

Flagler Center Tower
505 South Flagler Drive, Suite 1100
West Palm Beach, Florida 33401
jonesfoster.com

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Town of Palm Beach
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From: Tim Hanlon
Sent: Tuesday, February 19, 2019 5:29 PM
To: 'John Moriarty' <JMoriarty@PalmBeachPolice.com>; John (Skip) C. Randolph

<JRandolph@jonesfoster.com>

Subject: FW: Work Product: Code Violation Warning for "Tow Away"

Hi John and Skip. I have tried to reach Paul Castro a couple times but understand that he is out of the office most of the week.

The Thorntons propose to remove the Tow Away signs (despite the fact that the Town recommended and approved them) and replace them with "No Parking" signs.

Please confirm whether the No Parking signs are permitted on the private property owned by the Thorntons.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

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From: [Joshua Martin](#)
To: [Tim Hanlon](#)
Cc: [Joshua Martin](#)
Subject: RE: ARCOM Application for signs at 1236 S. Ocean Blvd.
Date: Sunday, April 14, 2019 8:15:51 PM
Attachments: [Application for Staff Approval.pdf](#)

Tim:

Good evening. I hope this email finds you well. When we last chatted with Margaret, we discussed only issuing the permit for the Thornton Property—the other property owner fronting SOB would have to permit the signs on his property via an application from him—please let me know if you would like to discuss this matter tomorrow.

Thank you,
Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Friday, April 12, 2019 3:43 PM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: RE: ARCOM Application for signs at 1236 S. Ocean Blvd.

Josh, attached is the proposed Application and attachments for your review, comments and approval.

The Town has always permitted me to sign the applications on behalf of the owners, but please confirm that that will also be permitted here.

If you have any questions, please contact me.

Thanks, Tim
M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770

Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Joshua Martin <jmartin@TownOfPalmBeach.com>
Sent: Thursday, April 11, 2019 5:59 PM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: RE: ARCOM Application for signs at 1236 S. Ocean Blvd.

Tim:

Good evening. I hope this email finds you well.

In addition to the site plan, please include a picture of plan of sign (color, lettering) and a completed application and fee per the link below. If you have any questions at all, please let me know.

Thank you and have a great evening!

Respectfully,
Josh

STAFF APPROVAL PROCESS FOR NON-LANDMARKED SITES:

An Architectural Commission (ARCOM) staff approval request permit must be submitted (see attached link to staff approval permit form), and the \$200 fee paid, prior to the completion of the building permit review/approval. The ARCOM staff approval request permit shall include a succinct narrative of the project, including what the changes are (if applicable), and any and all necessary plans, pictures and details involved with this permit. All plans, pictures and details must be no larger than 11" X 17" in size, and plans must be in black & white (no colour) using a thick font such as Arial or Arial Bold. Please contact the Planning Administrator (John Lindgren) at 561.227-6414 if you have any questions.

Staff approval request permit application located on Town's website:
<https://www.townofpalmbeach.com/DocumentCenter/View/9444/STAFF-APPROVAL-APPLICATON-and--CHECKLIST?bidId=>

**Josh Martin, AICP, CNU-A
Director**

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Thursday, April 11, 2019 2:12 PM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: ARCOM Application for signs at 1236 S. Ocean Blvd.

Hi Josh. I am about to prepare an ARCOM Application for Tow Away signs at 1236 S. Ocean Blvd. Mrs. Thornton advised that I am to also submit a plan showing the proposed locations of the signs and a survey.

What else do you need me to submit?

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

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From: Randolph, John C.
To: Joshua Martin
Subject: Re: 1230 North Ocean Way Partial Release of Unity of Title
Date: Tuesday, April 16, 2019 1:03:41 PM

That will work for me. Thanks.

Sent from my iPhone

On Apr 16, 2019, at 12:54 PM, Joshua Martin <jmartin@townofpalmbeach.com> wrote:

This Message originated outside your organization.

Ok, shall we meet after Landmarks? I am not attending Landmarks tomorrow but will be in my office if you want to chat then. Just let me know and I will calendar it.

Thanks Skip.

Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

-----Original Message-----

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Tuesday, April 16, 2019 12:34 PM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: Re: 1230 North Ocean Way Partial Release of Unity of Title

Thank you. We still need to talk in regard to your decision on the tow away signs on Emerald Brach Way.

Sent from my iPhone

> On Apr 16, 2019, at 12:31 PM, Joshua Martin <jmartin@townofpalmbeach.com> wrote:

>

> This Message originated outside your organization.

>

> Skip:

>

> Good afternoon.

>

> Please see attached. I apologize for the mix up last night.

>

> Thank you.

>

> Respectfully,

> Josh

>

> Josh Martin, AICP, CNU-A

> Director

>

> Town of Palm Beach

> Planning, Zoning, Building

> 360 S. County Road

> Palm Beach, FL 33480

> Office: 561-227-6401

> Mobile: 843-247-2057
>
> www.townofpalmbeach.com<../../../../kapachinski/AppData/Local/Temp/notes5D3EFE/www.townofpalmbeach.com>
>
>
> From: Randolph, John C. <IRandolph@jonesfoster.com>
> Sent: Monday, April 15, 2019 9:33 PM
> To: Joshua Martin <jmartin@TownOfPalmBeach.com>
> Subject: Re: 1230 North Ocean Way Partial Release of Unity of Title
>
> Sorry, I don't see a partial release of unity of title attached. Only a letter from Paul Castro relating to 1700 North Ocean Blvd.
> Sent from my iPhone
>
> On Apr 15, 2019, at 6:34 PM, Joshua Martin <jmartin@townofpalmbeach.com<<mailto:jmartin@townofpalmbeach.com>>> wrote:
> This Message originated outside your organization.
>
> _____
> Skip:
>
> Good evening. I hope this email finds you well.
>
> Attached, please find a proposed partial release of Unity of Title Agreement.
>
> I reviewed this with David alongside a plat which is in my office.
>
> Paul believes this creates nonconforming lots/etc that need variances, but I disagree as this is an ownership issue.
>
> Please review and let me know your thoughts.
>
> If you have any questions, please let me know.
>
> Thank you,
> Josh
>
> Josh Martin, AICP, CNU-A
> Director
>
> Town of Palm Beach
> Planning, Zoning, Building
> 360 S. County Road
> Palm Beach, FL 33480
> Office: 561-227-6401
> Mobile: 843-247-2057
>
> www.townofpalmbeach.com<../../../../kapachinski/AppData/Local/Temp/notes5D3EFE/www.townofpalmbeach.com>
>
>
> Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.
> <1700 South Ocean_001.pdf>
> Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.
> <1230 North Ocean Way UOT_001.pdf>

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From: [Joshua Martin](#)
To: [John \(Skip\) C. Randolph](#)
Cc: [Paul Castro](#); [Joshua Martin](#)
Subject: RE: Tow away signs at 100 Emerald Beach Way
Date: Thursday, May 09, 2019 12:22:27 PM

Sure, I will call you later this afternoon. Thank you.

Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

-----Original Message-----

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Thursday, May 09, 2019 10:09 AM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>
Subject: Tow away signs at 100 Emerald Beach Way

Josh, please call me at your earliest convenience in regard to the above. Thank you.

Sent from my iPhone

From: [Wayne Bergman](#)
To: [Tim Hanlon](#); [John Moriarty](#); [Joshua Martin](#); [Carla Marcote](#); [Benjamin Alma](#)
Cc: [John \(Skip\) C. Randolph](#); [Paul Castro](#)
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline
Date: Friday, May 10, 2019 12:15:30 PM

All – Permit B-19-78890 was issued on 4/18/2019 for ten tow-away signs at this location.

Wayne Bergman, MCP, LEED-AP
Asst. Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6426
Mobile: 561-232-7406
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Friday, May 10, 2019 11:55 AM
To: John Moriarty <JMoriarty@PalmBeachPolice.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Thanks for the clarification John. Josh, please confirm on issuance of permit as I thought that it had been issued.

The remaining three signs are not on the Thornton's property, so they have no ability to obtain a permit for them or to remove them. The three remaining signs are the responsibility of the neighbor to the west.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: John Moriarty <JMoriarty@PalmBeachPolice.com>
Sent: Friday, May 10, 2019 11:52 AM

To: Tim Hanlon <tim.hanlon@amrl.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Hello,

I believe there are 13 signs. The permit (A-19-00433) is for 10 signs.
The permit is "approved" but not "issued". Removal of 3 signs and getting the permit "issued" will resolve this case - unless
PZB has additional requirements for sign installation.
Mr. Martin, are any other sign requirements / permits needed to put the property in compliance?

John Moriarty
Town of Palm Beach
Police Department
Code Enforcement Unit
Office: 561-227-6422

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Friday, May 10, 2019 11:29 AM
To: John Moriarty <JMoriarty@PalmBeachPolice.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Thanks John, but I thought that the Tow Away signs case was closed once the building permit for the signs was issued by the Town. Is that not true?

Does the outstanding portion relate only to the signs on the Maoli property?

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: John Moriarty <JMoriarty@PalmBeachPolice.com>
Sent: Friday, May 10, 2019 11:23 AM
To: Tim Hanlon <tim.hanlon@amrl.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Hello,
Case CE 19-364 regarding "NO PARKING" painted on the pavement was closed on 5-3-19.
Case CE 19-114 regarding pole mounted "TOW AWAY" signs is still in violation.
The case will be presented at the May 16, 2019 Code Board hearing.

John Moriarty
Town of Palm Beach
Police Department
Code Enforcement Unit
Office: 561-227-6422

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Friday, May 10, 2019 11:13 AM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>; John Moriarty <JMoriarty@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Thanks Josh. John separately confirmed that the Code Enforcement case related to the signs has been closed.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Joshua Martin <jmartin@TownOfPalmBeach.com>
Sent: Friday, May 10, 2019 11:00 AM

To: Tim Hanlon <tim.hanlon@amrl.com>; John Moriarty <JMoriarty@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

John:

Good morning. I believe that these two items resolve the signage matters related to this property.

If you have any questions for me, I am happy to discuss.

Thank you,
Josh

**Josh Martin, AICP, CNU-A
Director**

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Friday, May 03, 2019 9:37 AM
To: John Moriarty <JMoriarty@PalmBeachPolice.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: Code Notice re "NO Parking" stenciled on pavement deadline

Hi John and Josh. Please note that the stenciled, painted "No Parking" words have been removed from the surface of Emerald Beach Way. Please confirm that the case is closed after you inspect and verify.

If you have any questions, please contact me.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261

Direct Fax: (561) 804-4617

tim.hanlon@amrl.com

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.

From: [Joshua Martin](#)
To: [John \(Skip\) C. Randolph](#)
Cc: [Wayne Bergman](#); [Paul Castro](#); [John Lindgren](#); [Joshua Martin](#)
Subject: RE: 100 Emerald Beach Way code enforcement board issue.
Date: Tuesday, May 14, 2019 10:12:09 AM

Skip:

Good morning. I hope this email finds you well.

Please see my earlier email to Amanda regarding your email below.

If you have any questions, please let me know.

Thank you again.

Respectfully,
Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

-----Original Message-----

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Tuesday, May 14, 2019 7:55 AM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: 100 Emerald Beach Way code enforcement board issue.

Good morning, Josh. Please confirm that you or someone under your direction has advised Amanda Hand, the complainant's attorney, that this matter has been removed from the CEB agenda and explained the reasons why. Thank you.

Sent from my iPhone

From: [Tim Hanlon](#)
To: [Joshua Martin](#); [John \(Skip\) C. Randolph](#)
Cc: [John Moriarty](#); [Carla Marcote](#); [Benjamin Alma](#); [Wayne Bergman](#); [Paul Castro](#); [Jay Boodheshwar](#); [John Lindgren](#)
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline
Date: Tuesday, May 14, 2019 10:05:40 AM

Thanks for the update Josh.

Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: Joshua Martin <jmartin@TownOfPalmBeach.com>
Sent: Tuesday, May 14, 2019 10:02 AM
To: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Tim Hanlon <tim.hanlon@amrl.com>
Cc: John Moriarty <JMoriarty@PalmBeachPolice.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BALma@PalmBeachPolice.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>; Jay Boodheshwar <JBoodheshwar@TownofPalmBeach.com>; John Lindgren <JLindgren@TownofPalmBeach.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

All:

Good morning. I hope this email finds each of you well.

Just as an update, John has updated Amanda and I will be sure she receives a copy of my interpretation of the Code as well as copies of the permits that she has already requested.

Thank you all for your cooperation in this matter.

If you have any questions, please let me know.

Thank you,
Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach

Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: Randolph, John C. <JRandolph@jonesfoster.com>
Sent: Monday, May 13, 2019 11:24 AM
To: Tim Hanlon <tim.hanlon@amrl.com>
Cc: John Moriarty <JMoriarty@PalmBeachPolice.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: Re: Code Notice re "NO Parking" stenciled on pavement deadline

If these matters have been removed from the agenda someone should let Amanda Hand, the attorney for the complainant, know along with the reasons for these items being dropped. Thank you. Skip.

Sent from my iPhone

On May 13, 2019, at 9:53 AM, Tim Hanlon <tim.hanlon@amrl.com> wrote:

This Message originated outside your organization.

John, please confirm that the Thorntons are now in full compliance under both of these Code Enforcement cases. I want to make sure that there is no need for us to attend the CEB hearing on Thursday.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: John Moriarty <JMoriarty@PalmBeachPolice.com>
Sent: Friday, May 10, 2019 11:52 AM
To: Tim Hanlon <tim.hanlon@amrl.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>

Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>

Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Hello,

I believe there are 13 signs. The permit (A-19-00433) is for 10 signs.

The permit is "approved" but not "issued". Removal of 3 signs and getting the permit "issued" will resolve this case - unless

PZB has additional requirements for sign installation.

Mr. Martin, are any other sign requirements / permits needed to put the property in compliance?

John Moriarty
Town of Palm Beach
Police Department
Code Enforcement Unit
Office: 561-227-6422

From: Tim Hanlon <tim.hanlon@amrl.com>

Sent: Friday, May 10, 2019 11:29 AM

To: John Moriarty <JMoriarty@PalmBeachPolice.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>

Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>

Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Thanks John, but I thought that the Tow Away signs case was closed once the building permit for the signs was issued by the Town. Is that not true?

Does the outstanding portion relate only to the signs on the Maoli property?

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

From: John Moriarty <JMoriarty@PalmBeachPolice.com>
Sent: Friday, May 10, 2019 11:23 AM
To: Tim Hanlon <tim.hanlon@amrl.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>; Carla Marcote <CMarcote@PalmBeachPolice.com>; Benjamin Alma <BAAlma@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Hello,

Case CE 19-364 regarding "NO PARKING" painted on the pavement was closed on 5-3-19.

Case CE 19-114 regarding pole mounted "TOW AWAY" signs is still in violation. The case will be presented at the May 16, 2019 Code Board hearing.

John Moriarty
Town of Palm Beach
Police Department
Code Enforcement Unit
Office: 561-227-6422

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Friday, May 10, 2019 11:13 AM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>; John Moriarty <JMoriarty@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

Thanks Josh. John separately confirmed that the Code Enforcement case related to the signs has been closed.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617

tim.hanlon@amrl.com

From: Joshua Martin <jmartin@TownOfPalmBeach.com>
Sent: Friday, May 10, 2019 11:00 AM
To: Tim Hanlon <tim.hanlon@amrl.com>; John Moriarty <JMoriarty@PalmBeachPolice.com>
Cc: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: RE: Code Notice re "NO Parking" stenciled on pavement deadline

John:

Good morning. I believe that these two items resolve the signage matters related to this property.

If you have any questions for me, I am happy to discuss.

Thank you,
Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Friday, May 03, 2019 9:37 AM
To: John Moriarty <JMoriarty@PalmBeachPolice.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: Code Notice re "NO Parking" stenciled on pavement deadline

Hi John and Josh. Please note that the stenciled, painted "No Parking" words have been removed from the surface of Emerald Beach Way. Please confirm that the case is closed after you inspect and verify.

If you have any questions, please contact me.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

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From: [Joshua Martin](#)
To: [John Lindgren](#)
Cc: [Wayne Bergman](#); [Paul Castro](#)
Bcc: [Joshua Martin](#)
Subject: Re: Emerald Beach Way No Parking/Towing Signs
Date: Tuesday, May 14, 2019 12:26:47 PM

Thanks John!!

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
[360 S. County Road](#)
[Palm Beach, FL 33480](#)
Office: [561-227-6401](#)
Mobile: [843-247-2057](#)
www.townofpalmbeach.com

Sent from my iPad

On May 14, 2019, at 12:15 PM, John Lindgren <JLindgren@townofpalmbeach.com> wrote:

Josh,
My only involvement in this was routing the staff approval you stamped and gave to me (which Wayne has provided).
John

John Lindgren, AICP
Planning Administrator

Town of Palm Beach
Planning, Zoning & Building Department
360 S. County Road
Palm Beach, FL 33480
Phone: 561-227-6414
www.townofpalmbeach.com

From: Wayne Bergman <wbergman@TownOfPalmBeach.com>
Sent: Tuesday, May 14, 2019 12:06 PM

To: Joshua Martin <jmartin@TownOfPalmBeach.com>; John Lindgren <JLindgren@TownofPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Emerald Beach Way No Parking/Towing Signs

Josh – here is the Arcom staff approval and permit application in one pdf, the permit in the other pdf.

Wayne Bergman, MCP, LEED-AP
Asst. Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6426
Mobile: 561-232-7406
www.townofpalmbeach.com

From: Joshua Martin <jmartin@TownOfPalmBeach.com>

Sent: Tuesday, May 14, 2019 11:45 AM

To: Wayne Bergman <wbergman@TownOfPalmBeach.com>; John Lindgren <JLindgren@TownofPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>

Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>

Subject: Emerald Beach Way No Parking/Towing Signs

Importance: High

Guys:

Good morning. Can you please send me any information/permits that you have involved in the parking/towing signs for Emerald Beach Way that we recently approved?

I need to go back to Amanda today.

**Also, Paul, please send me the code section regarding no signs associated with residential property/etc.

Also, do we have a copy of the plat indicating "street" in digital format? If so, please email this to me as well.

Thank you,
Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach

Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: [Joshua Martin](#)
To: [Paul Castro](#)
Cc: [Wayne Bergman](#); [John Lindgren](#)
Subject: Re: Emerald Beach Way No Parking/Towing Signs
Date: Tuesday, May 14, 2019 12:09:05 PM

Perfect Paul. Thanks so much. Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
[360 S. County Road](#)
[Palm Beach, FL 33480](#)
Office: [561-227-6401](#)
Mobile: [843-247-2057](#)
www.townofpalmbeach.com

Sent from my iPad

On May 14, 2019, at 12:04 PM, Paul Castro <PCastro@townofpalmbeach.com> wrote:

Josh,

Attached is the information you requested. Please let me know if there is anything else on my end that you need.

Sec. 134-2410. - Tow-away signs.

Tow-away signs shall not be allowed on private property appurtenant to or obviously part of a single-family residence. Tow-away signs for two-family, townhouse, multi-family, and institutional uses shall only be on private property and shall not exceed the minimum size, number and location as provided by Florida Statute. In addition, all tow-away signs shall be uniform in appearance as approved by the town's Architectural Commission. Tow-away signs on state, county and municipal governmental property shall also meet these requirements. A building permit shall be required for a tow-away sign. All tow-away signs which become nonconforming as a result of the adoption of this section of the Code shall be removed and replaced to come into compliance with this section of the Code by January 1, 2019, or said sign shall be in violation of the town's Code of Ordinances.

(Ord. No. [04-2018](#), § 27, 4-11-18)

Thank you,

Paul Castro, AICP

Zoning Administrator

360 South County Road

Palm Beach, FL 33480

561-227-6406

[www.pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)

From: Joshua Martin <jmartin@TownOfPalmBeach.com>

Sent: Tuesday, May 14, 2019 11:45 AM

To: Wayne Bergman <wbergman@TownOfPalmBeach.com>; John Lindgren <JLindgren@TownofPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>

Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>

Subject: Emerald Beach Way No Parking/Towing Signs

Importance: High

Guys:

Good morning. Can you please send me any information/permits that you have involved in the parking/towing signs for Emerald Beach Way that we recently approved?

I need to go back to Amanda today.

****Also, Paul, please send me the code section regarding no signs associated with residential property/etc.**

Also, do we have a copy of the plat indicating "street" in digital format? If so, please email this to me as well.

Thank you,

Josh

**Josh Martin, AICP, CNU-A
Director**

Town of Palm Beach

Planning, Zoning, Building

360 S. County Road

Palm Beach, FL 33480

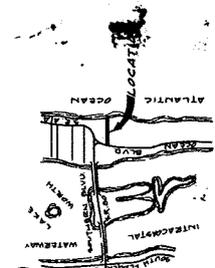
Office: 561-227-6401

Mobile: 843-247-2057

www.townofpalmbeach.com

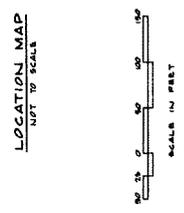
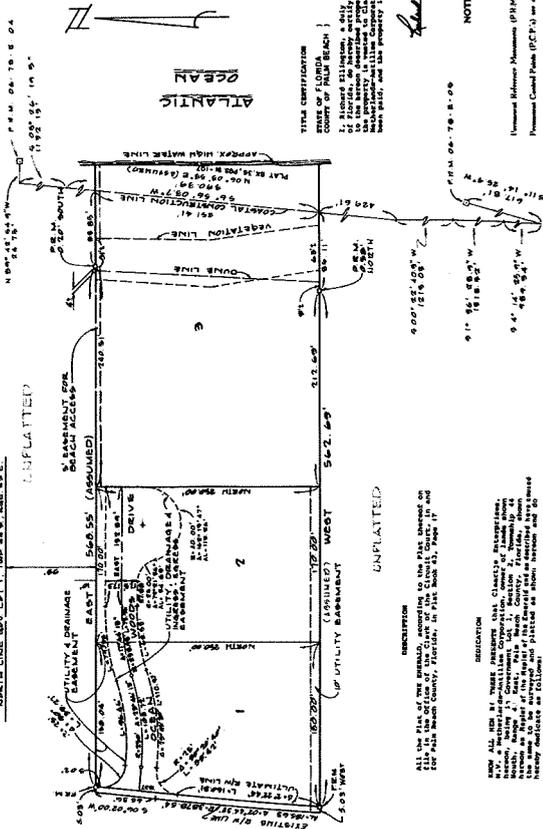
83 078427

177
COUNTY OF PALM BEACH
STATE OF FLORIDA



REPLAT OF THE REPLAT OF THE EMERALD

IN GOVERNMENT LOT 1, SECTION 2, TWP. 44 S., RGE. 43 E.
BEING A REPLAT OF THE REPLAT OF THE EMERALD
RECORDED IN PLAT BOOK 43, PAGE 17
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
IN 1 SHEET - SHEET NO. 1



THIS CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, James H. Johnson, a duly licensed attorney in the State of Florida, do hereby certify that I am the attorney for the Town of Palm Beach, Florida, and that the replat of the Emerald is a true and correct copy of the original as recorded in the public records of the County of Palm Beach, Florida.



SURVEYORS CERTIFICATION

I hereby certify that the replat of the Emerald is a true and correct copy of the original as recorded in the public records of the County of Palm Beach, Florida, and that the replat of the Emerald is a true and correct copy of the original as recorded in the public records of the County of Palm Beach, Florida.



NOTES

- 1. The replat of the Emerald is a true and correct copy of the original as recorded in the public records of the County of Palm Beach, Florida.
- 2. The replat of the Emerald is a true and correct copy of the original as recorded in the public records of the County of Palm Beach, Florida.
- 3. The replat of the Emerald is a true and correct copy of the original as recorded in the public records of the County of Palm Beach, Florida.

ACKNOWLEDGMENT

I, James H. Johnson, a duly licensed attorney in the State of Florida, do hereby certify that I am the attorney for the Town of Palm Beach, Florida, and that the replat of the Emerald is a true and correct copy of the original as recorded in the public records of the County of Palm Beach, Florida.

day of December, 1982.

James H. Johnson
Attorney in Fact

James H. Johnson
Attorney in Fact

James H. Johnson
Attorney in Fact

REPLAT NO.	82-1040
DATE AS SHOWN	JULY 1982
DATE	
SHEET NO.	1
TOTAL SHEETS	1

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH
FLORIDA

BY COMMISSION EXPRESSES
James H. Johnson
Attorney in Fact

From: Joshua Martin
To: Wayne Bergman
Cc: John Lindgren; Paul Castro
Subject: Re: Emerald Beach Way No Parking/Towing Signs
Date: Tuesday, May 14, 2019 12:09:21 PM

Thanks so much Wayne!!

**Josh Martin, AICP, CNU-A
Director**

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

Sent from my iPad

On May 14, 2019, at 12:06 PM, Wayne Bergman <wbergman@townofpalmbeach.com> wrote:

Josh – here is the Arcom staff approval and permit application in one pdf, the permit in the other pdf.

Wayne Bergman, MCP, LEED-AP
Asst. Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6426
Mobile: 561-232-7406

www.townofpalmbeach.com<../../../../kapachinski/AppData/Local/Temp/notes5D3EFE/www.townofpalmbeach.com>

From: Joshua Martin <jmartin@TownOfPalmBeach.com>
Sent: Tuesday, May 14, 2019 11:45 AM
To: Wayne Bergman <wbergman@TownOfPalmBeach.com>; John Lindgren <JLindgren@TownofPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Cc: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: Emerald Beach Way No Parking/Towing Signs
Importance: High

Guys:

Good morning. Can you please send me any information/permits that you have involved in the parking/towing signs for Emerald Beach Way that we recently approved?

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Also, do we have a copy of the plat indicating “street” in digital format? If so, please email this to me as well.

Thank you,
Josh

Josh Martin, AICP, CNU-A
Director

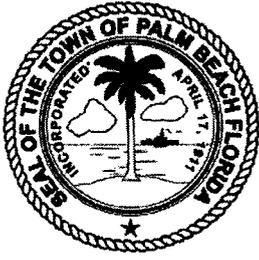
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Office: 561-227-6401

Mobile: 843-247-2057

www.townofpalmbeach.com<../../../../kapachinski/AppData/Local/Temp/notes5D3EFE/www.townofpalmbeach.com>

<05142019115956.pdf>

<05142019120244.pdf>



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 S County Rd
 Palm Beach, FL 33480-6735

Permit No.: **B-19-78890**
 Permit ID: **411681**
 Issue Date: **04/29/2019**
 Expiration Date: **10/20/2019**
 Inspection Scheduling: **(561) 227-7090**
 Web: **townofpalmbeach.com/permits**

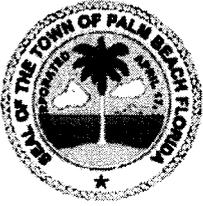
P E R M I T	Contractor: JOHN THORNTON-OWNER/BUILDER	Project Address: 1236 S OCEAN BLVD PALM BEACH FL 33480
	Address: 1236 S OCEAN BLVD	
	Suite: PALM BEACH FL 33480-5006	
	Phone: (202) 460-4084	PCN: 50-43-44-02-00-001-0051-00
	Fax:	
	Qualifier: JOHN THORNTON	Owner's Name: THORNTON JOHN L &
	Certification No.:	Owner's Address: 1236 S OCEAN BLVD PALM BEACH FL 33480-5006
		Construction Valuation: 1000
		Sq Footage:
	Permit Type: S-SIGN	
Description: PLACEMENT OF SIGNS		

PERMIT FEES:	
CONST PLAN REVIEW BLDG UPD	75.00
BAIF FUND STATE PL REV UPDATE	0.54
HMWNR RECOV STATE PL REV UPD	0.54
BAIF FUND STATE ISSUE UPDATE	1.26
HMWNR RECOV STATE ISSUE UPD	1.26

PERMIT FEES:	
BAIF FUND TOWN PL REV UPDATE	0.06
HMWNR RECOV TOWN PL REV UPD	0.06
BAIF FUND TOWN ISSUE UPDATE	0.14
HMWNR RECOV TOWN ISSUE UPD	0.14
Total Fees:	79.00

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

The issuance of this permit is conditioned upon compliance with any approvals granted by the Town Council, Landmarks Preservation Commission, and/or Architectural Commission. Any misrepresentation of facts pertaining to required permit information and/or the required design professional's plans shall be considered prima-facie evidence and be cause for permit revocation.



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 S. County Rd.
 Palm Beach, FL 33480
permits@townofpalmbeach.com

RECEIVED
 APR 16 2019
 Town of Palm Beach
 PZB Dept

APPLICATION FOR STAFF APPROVAL

The Architectural Review Commission (ARCOM) and the Landmark Preservation Commission (LPC) have granted Staff the ability to administratively approve certain minor projects, eliminating the need of a more formal hearing process involving the Commissions, thus saving time and money.

Payment of the Staff Approval fee is due upon application submittal. Payment may be made by Check payable to the Town of Palm Beach or by cash or credit card in Town Hall during business hours of 8:30am and 4:30pm Monday thru Friday. If the subject property is a Landmark the fee is \$150.00, all others are \$200.00.

Application Type: _____LPC Staff Approval \$150.00 X ARCOM Staff Approval \$200.00

DATE: 4/15/19

MASTER PERMIT#: _____

STAFF APPROVAL PERMIT#: A-19-00433

- I. **PROJECT ADDRESS:** 1236 South Ocean Blvd., Palm Beach, FL 33480

- II. **DESCRIPTION OF REQUEST** Please include a comprehensive summarized description of the proposed project (attach a separate sheet, if needed):
 Install ten Tow Away signs around boundaries of Emerald Beach Way.

- III. **BUSINESS NAME/TENANT INFORMATION** (For commercial properties only): N/A
 Phone number: _____ Email address: _____

- IV. **DESIGN PROFESSIONAL NAME AND CONTACT INFORMATION:**
 Name of Professional: Dustin Mizell / Environment Design Group License #: RLA #6666784
 Phone number: (561) 832-4600 Email address: dustin@environmentdesigngroup.com

- V. **CONTRACTOR NAME AND CONTACT INFORMATION:**
 Construction Company: _____ N/A
 Phone number: _____ Email address: _____

- VI. **PROPERTY OWNER/AGENT NAME AND CONTACT INFORMATION:**
 Property Owner's Name: John Thornton and Margaret Thornton
 Owner's Address (if different from Subject Address): c/o M. Timothy Hanlon, 340 Royal Poinciana Way, Suite 321, Palm Beach, FL 33480
 Phone number: (561) 659-1770 Email address: tim.hanlon@amrl.com

- VII. Applicant Signature: M. Timothy Hanlon, esq attorney/agent Date: 4/15/19
 (Printed name) M. Timothy Hanlon Title: Attorney and Agent

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 S. County Rd.
Palm Beach, FL 33480
permits@townofpalmbeach.com
561-838-5431

NEW PROCEDURE!

CHECKLIST FOR APPLICATION FOR STAFF APPROVAL

Both the Architectural Review Commission (ARCOM) and the Landmark Preservation Commission (LPC) have granted Staff the ability to administratively approve certain minor projects eliminating the need of a more formal hearing process involving the Commissions, thus saving time and money.

EXAMPLES of some types of projects that may be Staff Approved include the following:

Signs (business identification signs)	Landscaping	Fences
Shutters	Roof changes	Window/Door fenestration changes
Pavers/decks/driveways	Awnings	

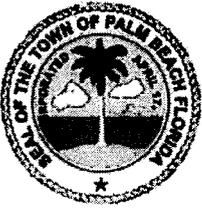
Payment of the Staff Approval fee is due upon application submittal. Payment may be made by Check payable to the Town of Palm Beach or by cash or credit card in Town Hall during business hours of 8:30am and 4:00pm Monday thru Friday. Fees are as follows:

Application Type: _____LPC Staff Approval \$150.00 _____ARCOM Staff Approval \$200.00

IMPORTANT NOTE: Please remember that the STAFF APPROVAL PERMIT is only Step 1 in the permitting process! Additional permits and fees may be required. If Staff determines the scope of your project must be heard before the Commission, Staff will advise how to proceed.

TO SUBMIT AN APPLICATION FOR STAFF APPROVAL:

- Submit your application and plans (no larger than 11x17) in person during PZB hours of 8:30-4:00 M-F. Payment may be made by check (payable to Town of Palm Beach), cash or credit card (a convenience fee of 2.24% will be added).



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 S. County Rd.
 Palm Beach, FL 33480
permits@townofpalmbeach.com

RECEIVED
 APR 16 2019
 Town of Palm Beach
 PZB Dept

APPLICATION FOR STAFF APPROVAL

The Architectural Review Commission (ARCOM) and the Landmark Preservation Commission (LPC) have granted Staff the ability to administratively approve certain minor projects, eliminating the need of a more formal hearing process involving the Commissions, thus saving time and money.

Payment of the Staff Approval fee is due upon application submittal. Payment may be made by Check payable to the Town of Palm Beach or by cash or credit card in Town Hall during business hours of 8:30am and 4:30pm Monday thru Friday. If the subject property is a Landmark the fee is \$150.00, all others are \$200.00.

Application Type: LPC Staff Approval \$150.00 ARCOM Staff Approval \$200.00

DATE: 4/15/19

MASTER PERMIT#: _____

STAFF APPROVAL PERMIT#: A-19-00433

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Install ten Tow Away signs around boundaries of Emerald Beach Way.

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 Phone number: _____ Email address: _____

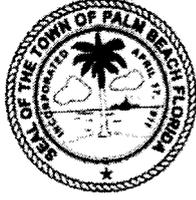
IV. **DESIGN PROFESSIONAL NAME AND CONTACT INFORMATION:**
 Name of Professional: Dustin Mizell / Environment Design Group License #: RLA #6666784
 Phone number: (561) 832-4600 Email address: dustin@environmentdesigngroup.com

V. **CONTRACTOR NAME AND CONTACT INFORMATION:**
 Construction Company: _____ N/A
 Phone number: _____ Email address: _____

VI. **PROPERTY OWNER/AGENT NAME AND CONTACT INFORMATION:**
 Property Owner's Name: John Thornton and Margaret Thornton
 Owner's Address (if different from Subject Address) c/o M. Timothy Hanlon, 340 Royal Poinciana Way, Suite 321,
Palm Beach, FL 33480
 Phone number: (561) 659-1770 Email address: tim.hanlon@amrl.com

VII. Applicant Signature: M. Timothy Hanlon, as atty/agent Date: 4/15/19
 (Printed name) M. Timothy Hanlon Val Agent

ZONING APPROVAL
 Signature: [Signature] Date: _____
 APPROVED SUBJECT TO ALL SIGNS
 BEING LOCATED IN PRIVATE STREET



TOWN OF PALM BEACH
JOSH MARTIN
Director
Planning, Zoning & Building Department

John,
PLEASE PRINT THE
PERMIT FOR ME AND
RETURN w/ ATTACHMENTS

Thank you.

Josh

John Lindgren

From: Joshua Martin
Sent: Wednesday, April 17, 2019 7:11 PM
To: John Lindgren
Cc: Paul Castro; Wayne Bergman; Joshua Martin
Subject: RE: Permit A-19-00433 approval routing

This has been approved subject to the following condition:

"All signs associated with this permit shall be located in the private street area."

Thank you John--this is on your desk.

Josh

Josh Martin, AICP, CNU-A
Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

-----Original Message-----

From: John Lindgren <JLindgren@TownofPalmBeach.com>
Sent: Wednesday, April 17, 2019 9:24 AM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>
Subject: FW: Permit A-19-00433 approval routing

Josh,

The staff approval for the signs at 1236 SOB is on your desk. After you take a look at it, please let me know if it is OK to staff approve, and return the paper staff approval back to me so that I can have it scanned and attached to the permit. Thanks.

John

John Lindgren, AICP
Planning Administrator

Town of Palm Beach
Planning, Zoning & Building Department
360 S. County Road
Palm Beach, FL 33480
Phone: 561-227-6414
www.townofpalmbeach.com

-----Original Message-----

From: EDEN@TownofPalmBeach.com <EDEN@TownofPalmBeach.com>
Sent: Wednesday, April 17, 2019 9:02 AM
To: John Lindgren <JLindgren@TownofPalmBeach.com>
Subject: Permit A-19-00433 approval routing

This permit has been routed to your queue for approval.

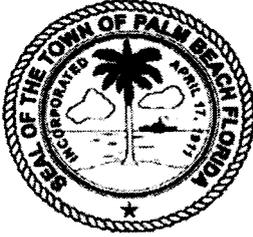


Please note: Separate permits for sub-contractor are no longer required!

→ Charge for \$2500 Cont. Reg. fee @ pick up

↓ Sign Reg. form.

↓ memorize signature



Town of Palm Beach
Building Division
 360 South County Road
 Palm Beach, FL 33480
 561.838.5431
 (fax) 561.835.4621
 pzb@townofpalmbeach.com

RECEIVED
 FOR OFFICE USE ONLY
 APR 23 2019
 Town of Palm Beach
 PZB Dept
 PERMIT FEES \$ 19 + 25

Reg. Fee
 #10400
 W.B.
 JM

CONSTRUCTION PERMIT APPLICATION

SITE ADDRESS 1236 S Ocean Blvd ITE

DESCRIPTION OF STRUCTURE Placements of Signs
(Example: main house, garage, guesthouse, commercial tenant space)

PROPERTY OWNER NAME JOHN & MARGARET THORNTON

TENANT NAME _____

DESCRIPTION OF WORK Placements of Signs

JOB VALUATION* \$1,000.00
*Value for the ENTIRE project including all subst
 Must complete Schedule 9 if aggregate value over \$250,000

CONTRACTOR CORPORATE NAME John Thornton to owner builder

CONTRACTOR DBA NAME _____

CONTRACTOR PHONE # 202-460-4084

QUALIFIER NAME _____

QUALIFIER'S CERT. OF COMPETENCY# _____

CONTRACTOR EMAIL _____

MASTER PERMIT NUMBER **B** -

(if applicable)

I hereby certify as the qualifier of _____ (Primary Contractor)
 that the subcontractor above _____ (Primary Contractor)
 is working under my supervision _____ (Signature)

I have submitted a recorded NOC to the Town of Palm Beach for this project

Aggregate Job value does not require a recorded Notice of Commencement

B	
1	
9	
7	
8	
8	
9	
0	

CONSTRUCTION PERMIT TYPES

Please choose one permit type only. If indicated, please provide additional information in the applicable schedule (on page 3).

BUILDING

- b-b01 B-RESIDENTIAL NEW CONST/ADD (1&2-FAM) (1)
- b-b02 B-RESIDENTIAL ALTERATION
- b-b04 B-RESIDENTIAL OTHER (NO PLANS)
- b-b05 B-COMMERCIAL NEW CONSTRUCTION/ADD (1,3)
- b-b06 B-COMMERCIAL ALTERATION (3)
- b-b08 B-COMMERCIAL OTHER NO PLANS (3)
- b-b09 B-ROOF NEW/REROOF/REPAIR (2, 5, 6)
- b-b11 B-WINDOWS/DOORS/SHUTTERS/GARAGE DOORS
- b-b16 B-ANTENNA
- b-b13 B-FOUNDATION
- b-b14 B-AWNING NEW/ALTERATION/RECOVER (3 - tenant name only)

BUILDING (DEMO)

- b-d01 D-INTERIOR DEMOLITION
- b-d02 D-DEMOLITION

BUILDING (SITE)

- b-s01 S-POOL/WATER FEATURE
- b-s02 S-FENCE/WALL/GATE
- b-s03 S-MARINE STRUCTURE
- b-s05 S-GENERATOR
- b-s06 S-MEDIA BLASTING(NO INSP)
- b-s07 S-TEMP STRUCT-TENT/POD/CNSTR TRL/OTHER (4)
- b-s08 S-HARDSCAPE/DRIVEWAY/LANDSCAPE
- b-s11 S-SITE WORK/DRAINAGE
- b-s13 S-SIGN (3-Tenant Name, # of Stories Only)

ELECTRIC

- b-e01 E-ELECTRICAL
- b-e08 E-FIRE ALARM (3,6)

MECHANICAL

- b-m01 M-MECHANICAL (5,6)

PLUMBING

- b-p01 P-PLUMBING (5,6)
- B-P08 P-WATER HEATER REPLACEMENT ONLY (5,6)
- b-p04 P-FIRE SPRINKLER (6)
- b-p05 P-SITE WORK (IRRIGATION / BACKFLOW)

GAS

- b-g01 G-GAS

FIRE RESCUE

- f-f01 F-FIRE RESCUE STANDARD (5,6)

OTHER

- b-f01 F-FLOOD PLAIN DEVELOPMENT (7)
(APPLICABLE TO A AND V FLOOD ZONES ONLY)
- i-d01 L-DUNE PERMIT
- b-r03 R-FEE CHARGE

CHANGES/UPDATES

- b-r02 R-CHANGE OF CONTRACTOR/QUALIFIER
- b-r04 R-PERMIT UPDTE/CHG PLANS & VALUE/CORRECTION
- b-r05 R-PERMIT UPDTE/CORRECTION/CHG IN VALUE ONLY
- b-r08 R-PERMIT REACTIVATION - "B-" PERMIT

SUBCONTRACTOR INFORMATION

Please complete this preliminary subcontractor list. Should a change of contractor occur, please submit a change request to the Town on your letterhead.

USING UNLICENSED CONTRACTORS OR SUBCONTRACTORS MAY PREVENT YOU FROM BEING ELIGIBLE FOR INSPECTIONS AND/OR C.O.

PLEASE INCLUDE CURRENT COPIES OF CERTIFICATE OF COMPETANCY OR STATE LICENSES. WORKERS' COMPENSATION INSURANCE OR EXEMPTION CERTIFICATES SHOULD LIST THE TOWN OF PALM BEACH AS CERTIFICATE HOLDER.

Attach additional sheet if necessary

Company Name	_____
Qualifier / Agent	_____
Contractor License#	_____
Expiration Date:	_____
Address City St Zip	_____
Phone	_____
Email	_____

Company Name	_____
Qualifier / Agent	_____
Contractor License#	_____
Expiration Date:	_____
Address City St Zip	_____
Phone	_____
Email	_____

Company Name	_____
Qualifier / Agent	_____
Contractor License#	_____
Expiration Date:	_____
Address City St Zip	_____
Phone	_____
Email	_____

Company Name	_____
Qualifier / Agent	_____
Contractor License#	_____
Expiration Date:	_____
Address City St Zip	_____
Phone	_____
Email	_____

Company Name	_____
Qualifier / Agent	_____
Contractor License#	_____
Expiration Date:	_____
Address City St Zip	_____
Phone	_____
Email	_____

Company Name	_____
Qualifier / Agent	_____
Contractor License#	_____
Expiration Date:	_____
Address City St Zip	_____
Phone	_____
Email	_____

SCHEDULES

<p style="text-align: center;">SCHEDULE 1</p> <p>SQ FT TOTAL EXISTING _____</p> <p>SQ FT TOTAL PROPOSED _____</p> <p>NEW SQ FT UA _____</p>	<p style="text-align: center;">SCHEDULE 3</p> <p>TENANT NAME _____</p> <p>TYPE OF ROOF _____</p> <p># OF STORIES _____</p> <p>SPRINKLED? _____</p> <p>OCCUPANCY TYPE _____</p>	<p style="text-align: center;">SCHEDULE 4</p> <p>DATE START: _____</p> <p>DATE END: _____</p> <p>DATE OF EVENT: _____ # OF TENTS: _____</p> <p>DATE DOWN: _____ # OF GUESTS: _____</p> <p>VALET PARKING: Y/N SIZE OF TENTS: _____</p> <p>ELECTRIFIED: Y/N DECORATED: Y/N COOKING/HEATING: Y/N</p>			
<p style="text-align: center;">SCHEDULE 2</p> <p>EXISTING ROOF MATERIAL _____</p> <p>PROPOSED ROOF MATERIAL _____</p>	<p style="text-align: center;">SCHEDULE 6 - FIRE RESCUE PERMITS (Separate application required for each category checked)</p> <p>HOT WORK _____ FIRE SPRINKLER: FINAL ONLY _____</p> <p>FIRE SPRINKLER: ROUGH & FINAL _____ FIRE ALARM _____</p> <p>FIRE SUPPRESSION SYSTEM _____ FIRE HYDRANT FLOW TEST _____</p>				
<p style="text-align: center;">SCHEDULE 5</p> <p>ANY HOT WORK, EG HOT TAR, BRAZING, SOLDERING, _____</p> <p>OPEN FLAME/HOT TAR? YES _____ NO _____</p> <p>If YES, a Hot Works Permit is Required</p>					
<p>SCHEDULE 7 - FLOODPLAIN DEVELOPMENT SUPPLEMENTAL INFORMATION (IF APPLICABLE) APPLICABLE TO "A" AND "V" FLOOD ZONES ONLY</p>					
<p>I. DESCRIPTION OF WORK (Check all applicable boxes):</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> <p style="text-align: center;">ACTIVITY</p> <p><input type="checkbox"/> New Structure</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration</p> </td> <td style="width: 33%;"> <p><input type="checkbox"/> Relocation</p> <p><input type="checkbox"/> Demolition</p> <p><input type="checkbox"/> Replacement</p> <p><input type="checkbox"/> Other</p> </td> <td style="width: 33%;"> <p style="text-align: center;">STRUCTURE TYPE</p> <p><input type="checkbox"/> Residential (1-4 Family)</p> <p><input type="checkbox"/> Residential (More than 4 Family)</p> <p><input type="checkbox"/> Non-residential (Floodproofing? (Yes))</p> <p><input type="checkbox"/> Combined Use (Residential & Commercial)</p> </td> </tr> </table> <p>Estimated Total Cost of Project (Including all Subcontractor Work) \$ _____</p> <p>Market Value of Structure \$ _____</p> <p>Source of Valuation: _____ PROPERTY APPR _____ INDEP APPR _____ OTHER _____</p>			<p style="text-align: center;">ACTIVITY</p> <p><input type="checkbox"/> New Structure</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration</p>	<p><input type="checkbox"/> Relocation</p> <p><input type="checkbox"/> Demolition</p> <p><input type="checkbox"/> Replacement</p> <p><input type="checkbox"/> Other</p>	<p style="text-align: center;">STRUCTURE TYPE</p> <p><input type="checkbox"/> Residential (1-4 Family)</p> <p><input type="checkbox"/> Residential (More than 4 Family)</p> <p><input type="checkbox"/> Non-residential (Floodproofing? (Yes))</p> <p><input type="checkbox"/> Combined Use (Residential & Commercial)</p>
<p style="text-align: center;">ACTIVITY</p> <p><input type="checkbox"/> New Structure</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration</p>	<p><input type="checkbox"/> Relocation</p> <p><input type="checkbox"/> Demolition</p> <p><input type="checkbox"/> Replacement</p> <p><input type="checkbox"/> Other</p>	<p style="text-align: center;">STRUCTURE TYPE</p> <p><input type="checkbox"/> Residential (1-4 Family)</p> <p><input type="checkbox"/> Residential (More than 4 Family)</p> <p><input type="checkbox"/> Non-residential (Floodproofing? (Yes))</p> <p><input type="checkbox"/> Combined Use (Residential & Commercial)</p>			
<p>SCHEDULE 8 - FEE SIMPLE TITLEHOLDER, BONDING COMPANY, ARCHITECT/ENGINEER AND MORTGAGE LENDER INFO REQUIRED WHEN THE AGGREGATE VALUE (TOTAL COST OF ALL IMPROVEMENTS & NOT JUST WORK AUTHORIZED BY THE INDIVIDUAL PERMIT IS \$2500 OR MORE (EXCEPT HVAC REPAIR/REPLACEMENT < \$7500). PLEASE ADDRESS ALL ITEMS BELOW:</p>					
<p>Fee Simple Titleholder's Name(if other than owner): _____</p> <p>Fee Simple Titleholder's Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p><input type="checkbox"/> Same as Owner</p>	<p>Bonding Company: _____</p> <p>Bonding Company Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p><input type="checkbox"/> Not applicable</p>				
<p>Architect/Engineer's Name: _____</p> <p>Architect/Engineer's Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p><input type="checkbox"/> Not Applicable</p>	<p>Mortgage Lender's Name: _____</p> <p>Mortgage Lender's Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p><input type="checkbox"/> Not applicable</p>				
<p>SCHEDULE 9 - CONSTRUCTION PARKING AND EASEMENT AGREEMENT</p>					
<p>1. Will Construction parking permits be requested at any time during course of construction? YES ___ NO ___</p> <p style="margin-left: 40px;">If YES, a parking plan MUST be submitted prior to permit issuance.</p> <p style="margin-left: 40px;">If NO, be advised that NO construction parking permits will be issued for the project at any time during construction.</p>					
<p>2. An Underground Utility Easement Agreement MAY be required to be executed and a certified copy of the recorded document be provided to the Town PRIOR to permit issuance.</p>					

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

PROPERTY OWNER'S NOTARIZED SIGNATURE

OWNERS AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with laws and that I have no unpaid civil penalties, administrative hearing, investigative, enforcement, testing or monitoring costs or unpaid liens which are owed to the Town of Palm Beach.

- Please complete Schedule 8 (page 3) if aggregate value over \$2500 (or HVAC Repair/Replacement > \$7500)
- OWNER'S CERTIFICATION: I have received & UNDERSTAND the Town's 3-strike rule pertaining to construction parking.
- OWNER'S EMAIL ADDRESS: Jthornton@barkk.com

OWNER'S SIGNATURE: [Signature]

OWNER'S PRINTED NAME: JOHN L. THORNTON

- * Must be signed by the property owner. If owner is corporation, must be signed by officer of corporation or someone with written authorization. Any person signing for a corporation must indicate title.
- * A Residential Tenant may not sign for property owner unless written authorization from property owner is attached.
- * A Commercial Tenant may sign for property owner; store manager or corporate officer signature required.
- * If owner is a trust, must be signed by an officer of trust or someone with written authorization.
- * Owner's signature not required for flood plain development permits.

STATE OF _____, COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____, by

(Name of person making statement) Personally Known _____ OR Produced Identification _____

Type of Identification _____

Signature of Notary Public - State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

See Notice of Commencement for property owner's notarized signature

CONTRACTOR QUALIFIER'S NOTARIZED SIGNATURE

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work has commenced prior to issuance and that all work will be performed in full compliance with all laws regulating construction in the Town of Palm Beach. I understand that separate permits are required for building, electrical, plumbing, mechanical, gas, signs, pools, roofing, site lighting, site irrigation, site landscaping etc., and that there may be additional permits required for other governmental entities.

- CONTRACTOR CERTIFICATION: I have provided the owner the "NOTICE" pertaining to construction parking.

SIGNATURE OF QUALIFIER: _____

PRINT NAME QUALIFIER LICENSE NUMBER: _____

STATE OF FLORIDA, COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____, by

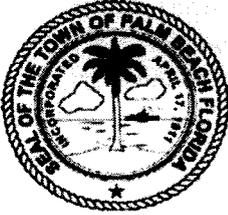
(Name of person making statement) Personally Known _____ OR Produced Identification _____

Type of Identification _____

Signature of Notary Public - State of Florida

Print, Type or Stamp Commissioned Name of Notary Public: _____

CHECKLIST



Town of Palm Beach

Building Division

360 South County Road

Palm Beach, FL 33480

(phone) 561.838.5431 (fax) 561.835.4621

pzb@townofpalmbeach.com

- **Permit applications accepted Monday through Friday from 8:30 a.m. to 4:00 p.m.**
- **All contractors must be registered with the Town. Documents/fees required: \$25.00 fee; copy of State or County contractor's license; completed Contractor Registration Application.**
- **In order to have your permit application package accepted for review by the Town, you must complete the permit application as referenced AND attach the following:**

Certificate of Insurance listing the Town of Palm Beach, 360 S County Road, Palm Beach, FL 33480 as certificate holder; showing evidence of active Workers' Compensation policy; or, an active Workers' Compensation Exemption Certificate. **One of these must be submitted with EVERY permit application.**

N/A

Notarized property owner's signature is required on each permit application submitted.

N/A

Check the box "See Notice of Commencement for property owner's notarized signature" on page 4

Original certified copy of the recorded Notice of Commencement if the construction value is greater than \$2,500, or greater than \$7,500 for A/C changeouts is required to be posted on the jobsite prior to first inspection per FS.

N/A

If the property owner is not listed as the owner in the records of Palm Beach County Property Appraiser, a copy of the recorded deed must be provided.

N/A

Qualifier's notarized signature is required on Page 4. If the permit is signed by someone other than the qualifier, include a letter on company letterhead with the qualifier's signature notarized, must be job specific, allowing that individual to sign. Must be dated within 60 days of the application.

N/A

Permit fees, plus any applicable state surcharges or other fees, are due upon submission of your permit applications. Payments may be made by check, cash or most major credit cards. If funds are available "on-account", they may be used to pay for permit fees. Funds may be deposited to "on-account" at any time using the same payment methods.

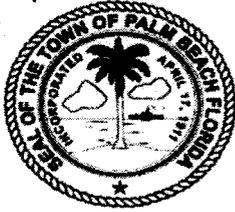
J

Check with the Condominium or Co-op Association for approval requirements, if working in a condo or a co-op.

N/A

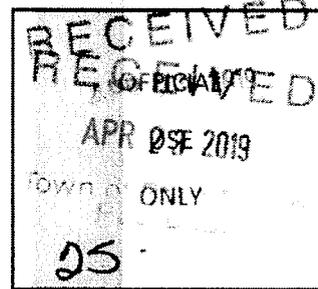
Check with John Lindgren, Town Planner at 561-227-6414 for prior staff approval of certain permit types such as Signs, Awnings, etc.

J



**Town of Palm Beach
Building Division**

360 South County Road
Palm Beach, FL 33480
561.838.5431 (fax) 561.835.4621
www.pzb@townofpalmbeach.com



Contractor Registration

Name of Business John Thornton - Owner Builder

DBA Name -

Business Address 1234 S. Ocean Blvd Suite -
Palm Beach FL 33480

Mailing Address Suite
(if different)

Telephone Number 202-460-4084

Fax Number

E-mail

Please note that a separate registration will be required for each qualifier within any given organization.

Qualifier Name

Certificate of Competency # Owner Builder
(State or County License #)

Telephone Number 202-460-4084

I, _____ (qualifier) do hereby assume all liability and understand that my signature will be required on all applications made to the Town.

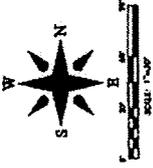
X

Qualifier Signature

Date

Registration Fee: \$25.00



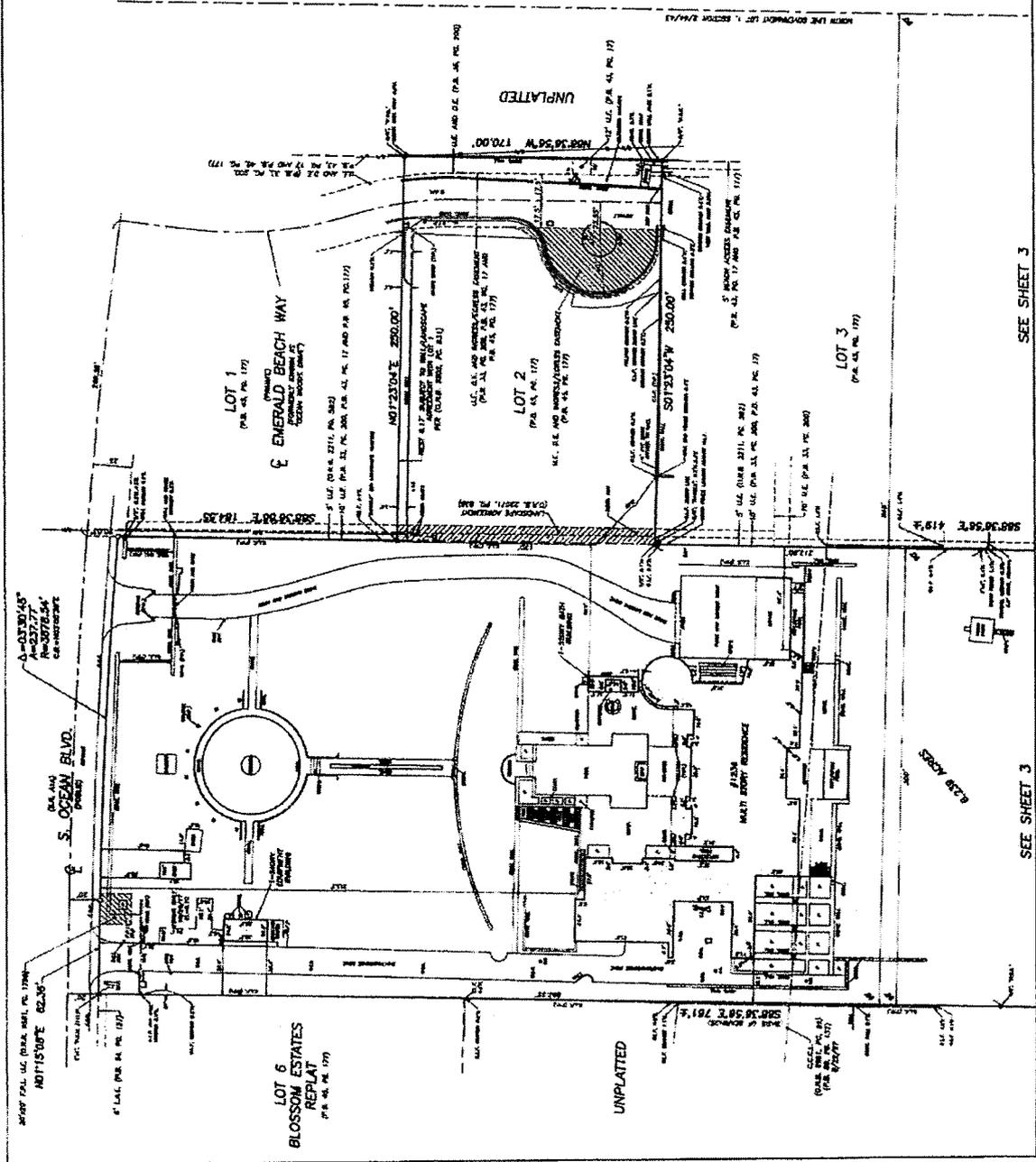


B-046-2017

BOUNDARY SURVEY FOR:

JOHN L. THORNTON AND MARGARET B. THORNTON, HUSBAND AND WIFE

DATE	11/15/17	BY	J. L. THORNTON
SCALE	AS SHOWN	PROJECT NO.	B-046-2017
DATE	11/15/17	BY	J. L. THORNTON
SCALE	AS SHOWN	PROJECT NO.	B-046-2017



SEE SHEET 3

SEE SHEET 3

Amanda Quirke

From: Joshua Martin <jmartin@TownOfPalmBeach.com>
Sent: Wednesday, May 15, 2019 6:33 PM
To: Wayne Bergman;Paul Castro;John Lindgren
Cc: John (Skip) C. Randolph;Joshua Martin
Subject: FW: Florida Tow Away Signs

FYI we need to discuss.

Thanks,
Josh

**Josh Martin, AICP, CNU-A
Director**

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6401
Mobile: 843-247-2057
www.townofpalmbeach.com

From: Josh Martin <jlangem@yahoo.com>
Sent: Wednesday, May 15, 2019 12:10 PM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: Florida Tow Away Signs

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0700-0799/0715/Sections/0715.07.html

The 2018 Florida Statutes

The owner or lessee of real property, or any person authorized by the owner or lessee, which person may be the designated representative of the condominium association if the real property is a condominium, may cause any vehicle or vessel parked on such property without her or his permission to be removed by a person regularly engaged in the business of towing vehicles or vessels, without liability for the costs of removal, transportation, or storage or damages caused by such removal, transportation, or storage, under any of the following circumstances:(a) The towing or removal of any vehicle or vessel from private property without the consent of the registered owner or other legally authorized person in

control of that vehicle or vessel is subject to strict compliance with the following conditions and restrictions:

1.a. Any towed or removed vehicle or vessel must be stored at a site within a 10-mile radius of the point of removal in any county of 500,000 population or more, and within a 15-mile radius of the point of removal in any county of less than 500,000 population. That site must be open for the purpose of redemption of vehicles on any day that the person or firm towing such vehicle or vessel is open for towing purposes, from 8:00 a.m. to 6:00 p.m., and, when closed, shall have prominently posted a sign indicating a telephone number where the operator of the site can be reached at all times. Upon receipt of a telephoned request to open the site to redeem a vehicle or vessel, the operator shall return to the site within 1 hour or she or he will be in violation of this section.

b. If no towing business providing such service is located within the area of towing limitations set forth in sub-subparagraph a., the following limitations apply: any towed or removed vehicle or vessel must be stored at a site within a 20-mile radius of the point of removal in any county of 500,000 population or more, and within a 30-mile radius of the point of removal in any county of less than 500,000 population.

2. The person or firm towing or removing the vehicle or vessel shall, within 30 minutes after completion of such towing or removal, notify the municipal police department or, in an unincorporated area, the sheriff, of such towing or removal, the storage site, the time the vehicle or vessel was towed or removed, and the make, model, color, and license plate number of the vehicle or description and registration number of the vessel and shall obtain the name of the person at that department to whom such information was reported and note that name on the trip record.

3. A person in the process of towing or removing a vehicle or vessel from the premises or parking lot in which the vehicle or vessel is not lawfully parked must stop when a person seeks the return of the vehicle or vessel. The vehicle or vessel must be returned upon the payment of a reasonable service fee of not more than one-half of the posted rate for the towing or removal service as provided in subparagraph 6. The vehicle or vessel may be towed or removed if, after a reasonable opportunity, the owner or legally authorized person in control of the vehicle or vessel is unable to pay the service fee. If the vehicle or vessel is redeemed, a detailed signed receipt must be given to the person redeeming the vehicle or vessel.

4. A person may not pay or accept money or other valuable consideration for the privilege of towing or removing vehicles or vessels from a particular location.

5. Except for property appurtenant to and obviously a part of a single-family residence, and except for instances when notice is personally given to the owner or other legally authorized person in control of the vehicle or vessel that the area in which that vehicle or vessel is parked is reserved or otherwise unavailable for unauthorized vehicles or vessels and that the vehicle or vessel is subject to being removed at the owner's or operator's expense, any property owner or lessee, or person authorized by the property owner or

lessee, prior to towing or removing any vehicle or vessel from private property without the consent of the owner or other legally authorized person in control of that vehicle or vessel, must post a notice meeting the following requirements:

- a. The notice must be prominently placed at each driveway access or curb cut allowing vehicular access to the property, within 5 feet from the public right-of-way line. If there are no curbs or access barriers, the signs must be posted not less than one sign for each 25 feet of lot frontage.
- b. The notice must clearly indicate, in not less than 2-inch high, light-reflective letters on a contrasting background, that unauthorized vehicles will be towed away at the owner's expense. The words "tow-away zone" must be included on the sign in not less than 4-inch high letters.
- c. The notice must also provide the name and current telephone number of the person or firm towing or removing the vehicles or vessels.
- d. The sign structure containing the required notices must be permanently installed with the words "tow-away zone" not less than 3 feet and not more than 6 feet above ground level and must be continuously maintained on the property for not less than 24 hours prior to the towing or removal of any vehicles or vessels.
- e. The local government may require permitting and inspection of these signs prior to any towing or removal of vehicles or vessels being authorized.
- f. A business with 20 or fewer parking spaces satisfies the notice requirements of this subparagraph by prominently displaying a sign stating "Reserved Parking for Customers Only Unauthorized Vehicles or Vessels Will be Towed Away At the Owner's Expense" in not less than 4-inch high, light-reflective letters on a contrasting background.
- g. A property owner towing or removing vessels from real property must post notice, consistent with the requirements in sub-subparagraphs a.-f., which apply to vehicles, that unauthorized vehicles or vessels will be towed away at the owner's expense.

A business owner or lessee may authorize the removal of a vehicle or vessel by a towing company when the vehicle or vessel is parked in such a manner that restricts the normal operation of business; and if a vehicle or vessel parked on a public right-of-way obstructs access to a private driveway the owner, lessee, or agent may have the vehicle or vessel removed by a towing company upon signing an order that the vehicle or vessel be removed without a posted tow-away zone sign.

6. Any person or firm that tows or removes vehicles or vessels and proposes to require an owner, operator, or person in control of a vehicle or vessel to pay the costs of towing and storage prior to redemption of the vehicle or vessel must file and keep on record with the local law enforcement agency a complete copy of the current rates to be charged for such services and post at the storage site an identical rate schedule and any written contracts

with property owners, lessees, or persons in control of property which authorize such person or firm to remove vehicles or vessels as provided in this section.

7. Any person or firm towing or removing any vehicles or vessels from private property without the consent of the owner or other legally authorized person in control of the vehicles or vessels shall, on any trucks, wreckers as defined in s. 713.78(1)(c), or other vehicles used in the towing or removal, have the name, address, and telephone number of the company performing such service clearly printed in contrasting colors on the driver and passenger sides of the vehicle. The name shall be in at least 3-inch permanently affixed letters, and the address and telephone number shall be in at least 1-inch permanently affixed letters.

8. Vehicle entry for the purpose of removing the vehicle or vessel shall be allowed with reasonable care on the part of the person or firm towing the vehicle or vessel. Such person or firm shall be liable for any damage occasioned to the vehicle or vessel if such entry is not in accordance with the standard of reasonable care.

9. When a vehicle or vessel has been towed or removed pursuant to this section, it must be released to its owner or custodian within one hour after requested. Any vehicle or vessel owner or agent shall have the right to inspect the vehicle or vessel before accepting its return, and no release or waiver of any kind which would release the person or firm towing the vehicle or vessel from liability for damages noted by the owner or other legally authorized person at the time of the redemption may be required from any vehicle or vessel owner, custodian, or agent as a condition of release of the vehicle or vessel to its owner. A detailed, signed receipt showing the legal name of the company or person towing or removing the vehicle or vessel must be given to the person paying towing or storage charges at the time of payment, whether requested or not.

--

Josh Martin

843.247.2057

jlangem@yahoo.com

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

TOWN OF PALM BEACH
ARCHITECTURAL COMMISSION

Town Hall
Council Chambers-Second Floor
360 South County Road
Palm Beach, Florida 33480

March 27, 2019

10:00 a.m. - 11:59 a.m.

B-046-2017

BOARD MEMBERS

Robert J. Vila, Chairman
Michael B. Small, Vice Chairman
Robert N. Garrison, Member
Alexander C. Ives, Member
Maisie Grace, Member
John David Corey, Member
Nikita Zukov, Member
Betsy Shiverick, Alternate Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member

ALSO PRESENT

John Randolph, Esq., Jones Foster
Amanda Quirke-Hand, Lehtinen Schultz
M. Timothy Hanlon, Alley Maass

Stenographically reported by:
Lisa Higbee, RPR, RMR

1 randomly?

2 MS. QUIRKE-HAND: I guess.

3 MS. GRACE: Okay, thank you.

4 CHAIRMAN VILA: Mr. Floersheimer, did you
5 have --

6 MR. HANLON: Those are actually on the
7 Thornton property, too, those palm fronds from the
8 Jacobs.

9 MR. FLOERSHEIMER: I do. I want to refer
10 back to Mr. Ives' comments about what our purview
11 is here, and it harkens back to making Palm Beach
12 beautiful and attractive and preserving it for all
13 residents, and I think the issue really comes down
14 to that the residents of 100 Beach -- 100 Emerald
15 Beach Way, in using their right-of-way, have to go
16 by a pile of debris that is --

17 CHAIRMAN VILA: That's irrelevant. This is
18 code enforcement. This is not our purview. A
19 pile of debris is a code enforcement issue, and
20 it's on their property. We have already --

21 MR. GARRISON: Mr. Chairman --

22 MR. RANDOLPH: Unless it's set forth on
23 their plans as a debris area, and, if it is and
24 it's not legal, then they shouldn't have --

25 CHAIRMAN VILA: It's neither here nor

1 there.

2 MR. MIZELL: Excuse me, it's actually part
3 of the application. It is on our plans. It's
4 called out.

5 CHAIRMAN VILA: Okay, I'm sorry.

6 MR. FLOERSHEIMER: If I could just continue
7 with a couple of points.

8 CHAIRMAN VILA: Yes.

9 MR. FLOERSHEIMER: The gate that is our
10 purview is a very fine gate. It matches the front
11 gate of the Thornton property, but, for people who
12 are going through Emerald Beach Way, it does not
13 sufficiently, in my opinion, hide the vehicles
14 that are in the parking area. Whether the parking
15 area is legal or not is probably not our purview,
16 but our purview is the aesthetics of the gate, and
17 the gate doesn't block the -- you're seeing 10
18 cars parked in that area.

19 CHAIRMAN VILA: Okay, trying to move this
20 along here.

21 MR. FLOERSHEIMER: One more thing, when I
22 drove onto Emerald Beach Way yesterday, I noticed
23 20 signs that say no parking. And that, I think,
24 also is excessive and doesn't add to the beauty of
25 Palm Beach.