



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

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: 8/7/19

MASTER PERMIT#: STAFF APPROVAL PERMIT#:

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 low away signs around boundaries of Emerald Beach Way. To fully comply with

Section 7.15.07 Florida Statutes, the signs and locations have been modified slightly from the

versions approved on April 16, 2019 in Permit # 19-0043.

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:

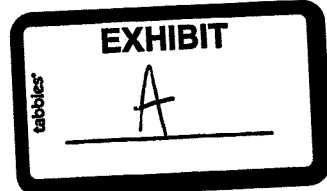
VI. PROPERTY OWNER/AGENT NAME AND CONTACT INFORMATION:
Property Owner's Name: John Thornton and Margaret Thornton
Owner's Address (if different from Subject Address) c/o M. Timothy Hanlon, 340 Royal Palms Way, Suite 321,
Palm Beach, FL 33480
Phone number: 561.459.1770 Email address: jth.hanlon@aaml.com

VII. Applicant Signature: M. Timothy Hanlon Date: 8/7/19
(Printed name) M. Timothy Hanlon Title: Attorney and Agent

APPROVAL

ZONING APPLICATIONS
APPROVAL DATE: 14 SEPTEMBER 2019
CONDITIONS OF APPROVAL:

None
SIGNATURE: [Signature]



TOWN OF PALM BEACH
Planning, Zoning & Building Department
340 S. County Rd.
Palm Beach, FL 33480
permits@townofpalmbeach.com
361-838-5431

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

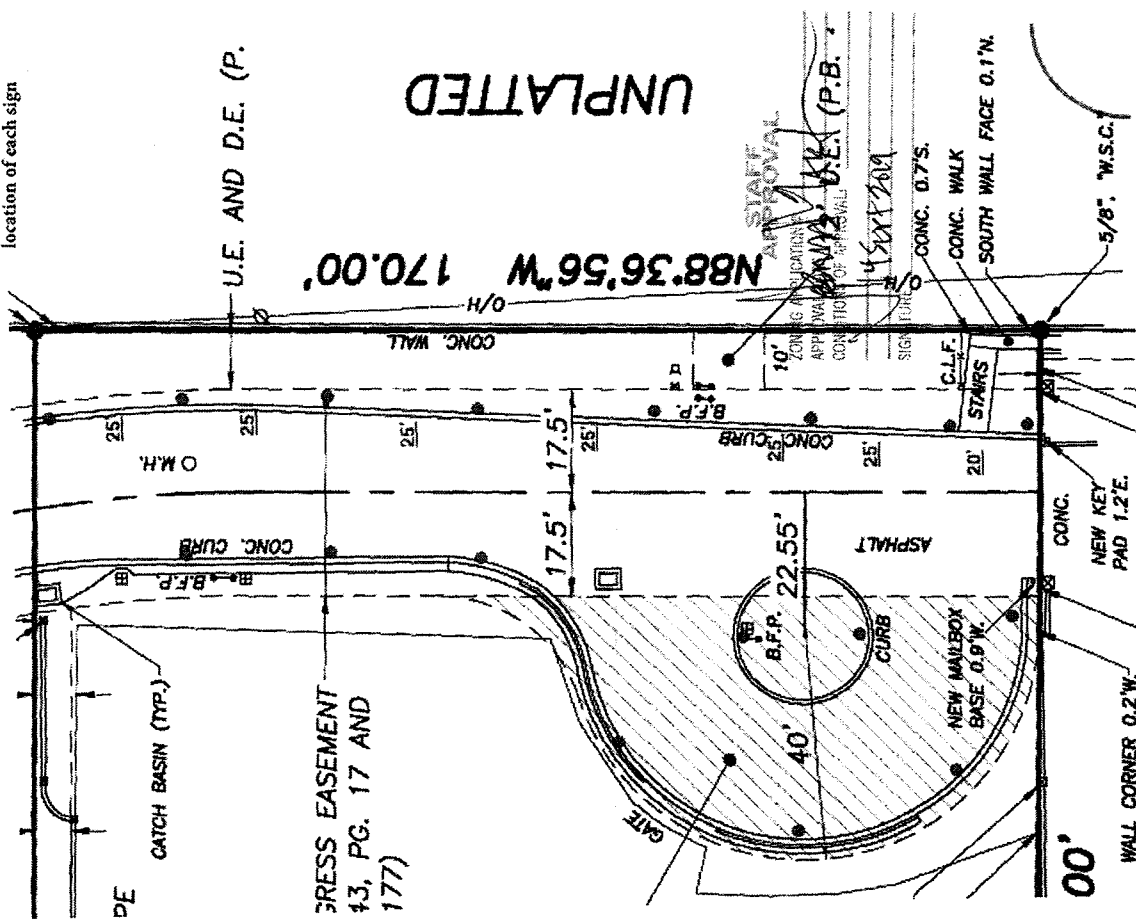
IMPORTANT NOTE: Please remember that the STAFF APPROVAL PERMIT is only Step 1 in the permitting process! Additional permits and fees may be required. If Staff determines the scope of your project must be heard before the Commission, Staff will advise how to proceed.

TO SUBMIT AN APPLICATION FOR STAFF APPROVAL:

- Submit your application and plans (no larger than 11x17) in person during PB hours of 8:30-400 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).

STAFF APPROVAL
ZONING APPLICATION # _____
APPROVAL DATE _____
COMMISSIONER _____
14 Oct 2019

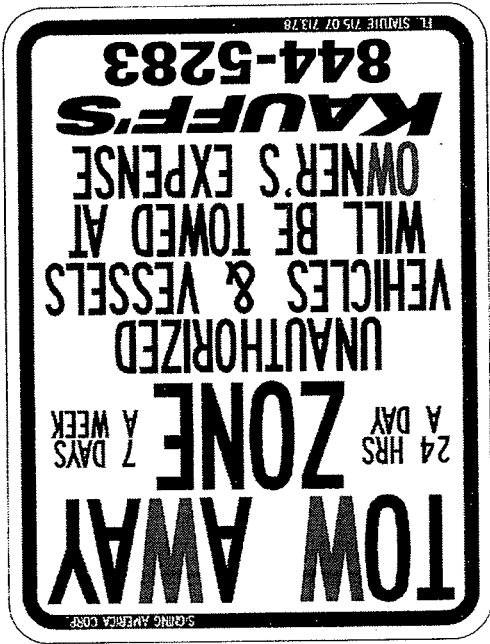
The red dots show the location of each sign



Sign Id:
Width: 18"
Height: 24"
Legend & Border:
Background:
EGP Reflective
.040 aluminum Panel

STAKE
APPROVAL
ZONING APPLICATION
APPROVED
CONDITIONS
1/24/13
1/24/13
1/24/13

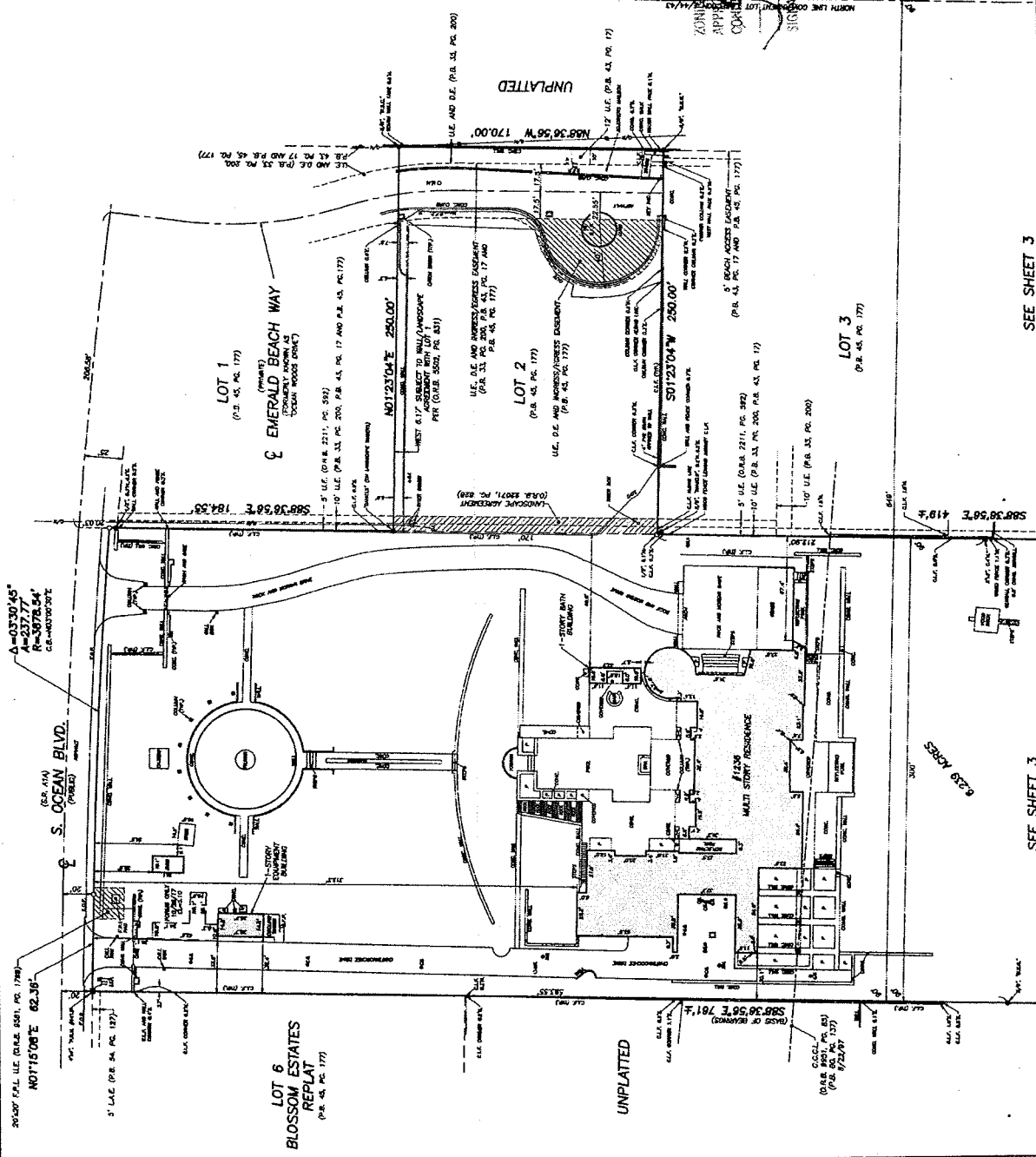
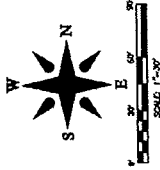
Copyright 2013 SAC
All designs are the exclusive property
of Signing America Corporation. Any
reproduction made by any individual
not directly employed by SAC will be
prosecuted to the fullest extent of the
law per Florida Statutes.



Special Instructions:

Approval
Approved By:
Signature:
Date:

Info
Customer:
Name:
Ph:
Fax:
E-mail:



B-046-2017

BOUNDARY SURVEY FOR:
JOHN L. THORNTON AND MARGARET B.
THORNTON,
HUSBAND AND WIFE

DATE	11/10/17
BY	J. L. Thornton
SCALE	AS SHOWN
PROJECT	B-046-2017
DATE	11/10/17
BY	J. L. Thornton
SCALE	AS SHOWN
PROJECT	B-046-2017

STAFF APPROVAL

APPROVED BY:
J. L. Thornton

SIGNATURE
J. L. Thornton

SEE SHEET 3

SEE SHEET 3

TOWN OF PALM BEACH FLORIDA

[Home](#) [Citizen Services](#) [Human Resources](#) [Business Services](#)

▲ [Permits and Inspections: Actions](#)

[Logon](#) [Help](#) [Contact](#)



A-19-00662



Applied 09/16/2019
Approved 09/16/2019

Issued

Final

Expires

09/16/2019 09/10/2020

Type **A-ARCOM STAFF APPROVAL**

Status **final**

Permit Description

Permit Address **1236 S OCEAN BLVD PALM BEACH FL 33480**

STAFF APPROVAL TO INSTALL SEVENTEEN TOW AWAY SIGNS AROUND BOUNDARIES OF EMERALD BEACH WAY. TO FULLY COMPLY WITH SECTION 715.07 FLORIDA STATUTES, THE SIGNS AND LOCATIONS HAVE BEEN MODIFIED SLIGHTLY FROM THE VERSIONS APPROVED ON APRIL 16,2019 IN PERMIT A-19-00433.

Applicant **ALLEY MAASS ROGERS AND LINDSAY PA Owner**

Owner **THORNTON JOHN L &**

Viewing **Actions** ▼

<-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BB-COUNTER	A- APPLICATION INTAKE	msentmanat		09/16/2019	Complete	
BB-CASHIER	PAYMENT PROCESSING - INTAKE	iwebuser		09/16/2019		
BA-ARCOM/LPC-STAFF APPROVAL	PLAN REVIEW - ARCOM/LPC COMPLIANCE	jmartin		09/14/2019	Approved	

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.

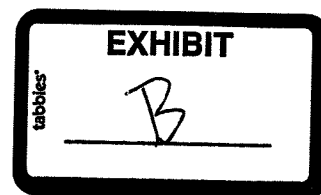
561 650 0458 – D
561 650 5300 – F
561 659 3000 – O

jrandolph@jonesfoster.com

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

Incoming emails are filtered which may delay receipt. This email is personal to the named recipient(s) and may be privileged and confidential. If you are not the intended recipient, you received this in error. If so, any review, dissemination, or copying of this email is prohibited. Please immediately notify us by email and delete the original message.



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

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)

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

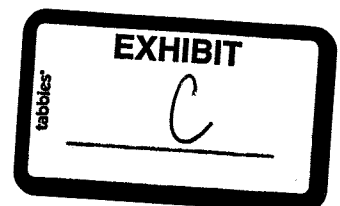
jrandolph@jonesfoster.com

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

Incoming emails are filtered which may delay receipt. This email is personal to the named recipient(s) and may be privileged and confidential. If you are not the intended recipient, you received this in error. If so, any review, dissemination, or copying of this email is prohibited. Please immediately notify us by email and delete the original message.

From: John Moriarty <JMoriarty@PalmBeachPolice.com>
Sent: Wednesday, March 6, 2019 11:50 AM
To: Tim Hanlon <tim.hanlon@amrl.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

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 town council and I'm sure she'll try to attempt
2 today to make the argument these are separate
3 parcels. These are not separate parcels.

4 So this empty parcel here showing -- part
5 of the parcel here that's showing is where the
6 tennis courts are proposed and the parking area.
7 As you can see, it's very, very close to the main
8 residence, and there's complete access from the
9 residence to the tennis courts. There may be a
10 separate easement and access point from the courts
11 and the parking area to South Ocean Boulevard, but
12 they're completely one parcel. And we have
13 submitted the unity of title as part of our
14 presentation materials to confirm that. So
15 legally they are one and the same parcel. Very
16 important.

17 So Skip already confirmed that Paul Castro
18 made a determination that no special exceptions
19 were required and no variances were required.
20 Town council affirmed his decisions and denied the
21 appeals last week. At this point, I -- I'm sorry.

22 MR. RANDOLPH: That should be clarified
23 because I believe the decision of the town council
24 in regard to the matter of whether a special
25 exception was needed for the tennis courts and

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.

TOWN OF PALM BEACH
PLANNING, ZONING & BUILDING DEPARTMENT
TOWN COUNCIL MEETING DEVELOPMENT REVIEW

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

March 19, 2019

7:01 p.m. - 9:06 p.m.

BOARD MEMBERS

Gail L. Coniglio, Mayor
Danielle H. Moore, President
Margaret A. Zeidman, President Pro Tem
Julie Araskog, Member
Lew Crampton, Member
Bobbie Lindsay, Member

ALSO PRESENT

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

Stenographically reported by:
Lisa Higbee, RPR, RMR



1 do have situations.

2 MS. ARASKOG: And they can still get to the
3 main house, or they --

4 MR. CASTRO: Oh, yes. It's on the same
5 lot. This is on the same lot even though they
6 combined properties --

7 MR. ARASKOG: I think maybe I'm not --
8 maybe I'm not being clear. Can the road reach the
9 house? Do you have any situation -- because this,
10 you have to go out and around to get to the main
11 house. I think that was one of her arguments was
12 that it's not --

13 MR. CASTRO: I don't know a situation like
14 that, no, but it's all part of the same lot. It's
15 all tied together by unity of title. It's all one
16 large estate that we consider one lot.

17 MS. ARASKOG: Thank you. Okay, I'll stop
18 for now.

19 PRESIDENT MOORE: Mr. Crampton.

20 MR. CRAMPTON: Yeah, I think geography has
21 a lot to do with this, and I just have some
22 questions to ask while I conjure this. And so I
23 go back to this drawing that's up on the wall
24 here. Which home is the Thornton home, and which
25 is the Jacobs home?

Town of Palm Beach Planning, Zoning & Building Department

September 11, 2019

PHIPPS REPORTING

Raising the Bar!

EXHIBIT

tabbies

F

1 No notice of your approval --

2 administrative approval would have been given to
3 Mr. Schneider's client?

4 MR. LINDGREN: No, sir.

5 MR. RANDOLPH: So they would not have had
6 an opportunity to appeal your decision?

7 MR. LINDGREN: No, sir. That's not part of
8 the process of administrative or staff approvals.
9 They're usually things that are so minor that
10 they're not going to affect other folks. If I
11 think that there's going to be an adverse impact
12 on someone, then I won't -- I wouldn't do that
13 administratively. I no longer -- The director now
14 does the administrative approvals. That began at
15 the end of June of this year. But neither one of
16 us would approve something that we thought would
17 have any kind of adverse impact on a neighbor.

18 MS. ARASKOG: Paul is now showing -- I
19 think maybe we should be -- we should be on record
20 while we're doing this.

21 MR. RANDOLPH: Yes, he should.

22 MS. ARASKOG: He's showing something, and
23 somebody said something over here. So I think --
24 Well, no, but why don't you at least say what
25 you're saying on the mic. Thank you.

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 10, 2019

TO: Mayor and Town Council
VIA: Kirk W. Blouin, Town Manager
FROM: Joshua Martin, Director of Planning, Zoning & Building
RE: Administrative ARCOM Appeal
1236 South Ocean Boulevard,
DATE: July 1, 2019, REVISED July 9, 2019

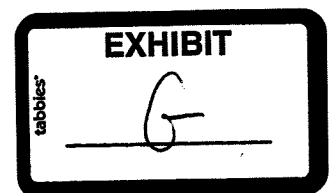
STAFF RECOMMENDATION

Planning, Zoning, and Building (PZB) Staff received an Administrative Appeal regarding 1236 South Ocean Boulevard on May 14, 2019. Subsequently, on July 2, 2019, PZB received a Supplement to the Administrative Appeal regarding 1236 South Ocean Boulevard. The Administrative Appeal focuses on three primary issues:

- The 12 Illegal Tow Away Signs;
- The 13 Illegal Road Stamps; and
- The Town's Egregious Conduct and Public Records Violation.

Regarding the "12 Illegal Tow Away Signs" issue, in my review of the proposed signage, I offer the following:

- I did not believe that the proposed signage met the State requirements for tow-away signs so I did believe Section 134-2410 applied to the proposed signs;
- As for ARCOM review and approval, Staff regularly issues Staff Approvals (copy of application attached) which do not require notice and are outlined in Section 18-175 (c) (1) as follows: When in the opinion of the planning, zoning and building department director or his or her designee, the improvements contemplated in an application for a construction permit are minimal in nature, and are not included in the listing of projects subject to architectural review contained within the ARCOM Project Designation Manual, and such improvements do not defeat the purposes and objectives of this article, he or she may grant the permit without requiring architectural review, notwithstanding any other provisions of this section or this article. The decision of the planning, zoning and building department director or his/her designee shall be subject to appeal made to the town council in accordance with the provisions of section 18-177. Signs are a very typical Staff Approval across Town; and
- Finally, in my original review of Section 134-273 (5), General Regulations and definitions applicable to permitted signs, which reads "*No sign other than an official traffic sign erected by the town, Palm Beach County, the State of Florida, the United*



States government and/or any agency thereof shall be erected within the right-of-way lines of any street or public way, nor shall any sign or banner be hung on, from, or beneath any canopy, awning or marquee,” I read the aforementioned section to apply to those “public” streets or rights-of-way given the official traffic nature intent. However, since the Administrative Appeal was received and I conducted a second, comprehensive review of the Zoning Code and in the definition of “street” I found the following: “Street means a facility, either public *or private*, that affords the primary access to abutting property and that is intended for general traffic circulation. A street includes the entire area between street lines (right-of-way lines), including provisions for culs-de-sac.”

As a result, I recommend that the Town Council overturn my interpretation of the Zoning Code and to require the respective signage be removed.

As for the 13 Illegal Road Stamps, I defer to Code Enforcement.

As for the Town’s Egregious Conduct and Public Records Violation, I defer to the Town Clerk.

CC: Jay Boodheshwar, Deputy Town Manager
John C. Randolph, Town Attorney



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

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: _____

MASTER PERMIT#: _____-_____-_____

STAFF APPROVAL PERMIT#: _____-_____-_____

- I. PROJECT ADDRESS: _____
- II. DESCRIPTION OF REQUEST Please include a comprehensive summarized description of the proposed project (attach a separate sheet, if needed):

- III. BUSINESS NAME/TENANT INFORMATION (For commercial properties only): _____
Phone number: _____ Email address: _____
- IV. DESIGN PROFESSIONAL NAME AND CONTACT INFORMATION:
Name of Professional: _____ License #: _____
Phone number: _____ Email address: _____
- V. CONTRACTOR NAME AND CONTACT INFORMATION:
Construction Company: _____
Phone number: _____ Email address: _____
- VI. PROPERTY OWNER/AGENT NAME AND CONTACT INFORMATION:
Property Owner's Name: _____
Owner's Address (if different from Subject Address): _____
Phone number: _____ Email address: _____
- VII. Applicant Signature: _____ Date: _____
(Printed name) _____ Title: _____

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).

23 01827

REPLAT OF THE REPLAT OF THE EMERALD

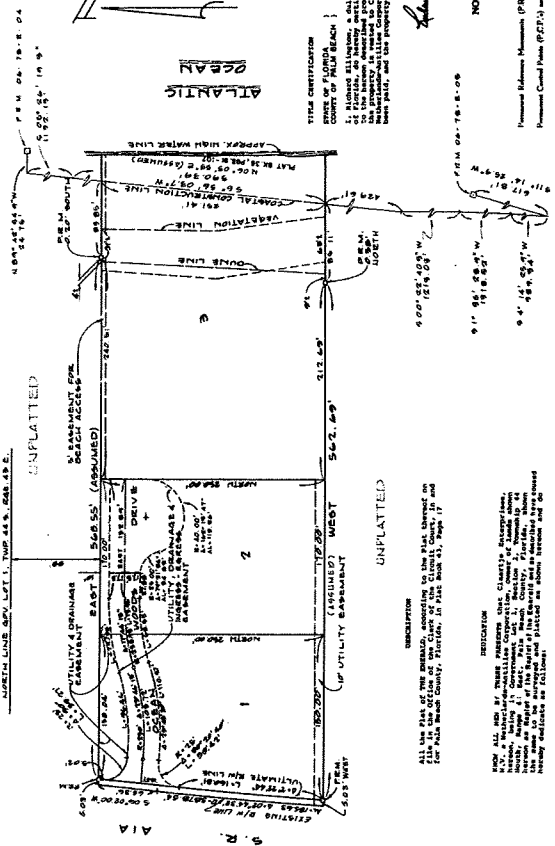
IN GOVERNMENT LOT 1, SECTION 2, TWP. 44 S., RGE. 43 E.
BEING A REPLAT OF THE REPLAT OF THE EMERALD
RECORDED IN PLAT BOOK 43, PAGE 17
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
IN 1 SHEET - SHEET NO. 1

177

COUNTY OF PALM BEACH
TOWN OF PALM BEACH
PLAT BOOK 43, PAGE 17
RECORDED IN PLAT BOOK 43, PAGE 17
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
IN 1 SHEET - SHEET NO. 1



LOCATION MAP
NOT TO SCALE



TIME CERTIFICATION

I, the undersigned, a duly licensed surveyor in the State of Florida, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed surveyor in the State of Florida.

Paul J. K...

NOTES

1. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

2. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

3. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

4. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

5. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

6. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

7. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

8. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

9. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

10. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

DESCRIPTION

ALL the title of this plat, according to the plat thereof on the 15th day of May, 1977, and the plat thereof on the 15th day of May, 1977, for Palm Beach County, Florida, in Plat Book 43, Page 17.

REVISIONS

1. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

2. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

3. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

4. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

5. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

6. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

7. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

8. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

9. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

10. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

11. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

12. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

13. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

14. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

15. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

16. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

17. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

SURVEYOR'S CERTIFICATION

I hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed surveyor in the State of Florida.

1. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

2. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

3. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

4. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

5. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

6. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

7. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

8. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

9. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

10. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

11. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

12. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

13. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

14. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

15. The time of this plat was prepared by Paul J. K... on the 15th day of May, 1977.

PLAT BOOK	43	SHEET NO.	1
REPLAT OF THE REPLAT			
OF THE EMERALD			
IN 1 SHEET - SHEET NO. 1			

ROBERT E. JENNER & ASSOCIATES, INC.
ENGINEERS - PLANNERS - ARCHITECTS
WEST PALM BEACH, FLORIDA

BY COMPLETION EMPLOYEE
Paul J. K...
RECEIVED BY TOWN



From: Paul Castro
To: Tim Hanlon
Cc: Joshua Martin; John (Skip) C. Randolph
Subject: RE: Work Product: Code Violation Warning for "Tow Away"
Date: Wednesday, April 03, 2019 9:17:01 AM
Attachments: image001.png

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**

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?

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: 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](mailto: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

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

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

Incoming emails are filtered which may delay receipt. This email is personal to the named recipient(s) and may be privileged and confidential. If you are not the intended recipient, you received this in error. If so, any review, dissemination, or copying of this email is prohibited. Please immediately notify us by email and delete the original message.

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, 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

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.