



**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

**Special Magistrate: Richard Gendler
Contested**

**Special Magistrate: Natalie Green-Moore
Non-Contested**

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001	Complexity Level: 1	Status: Active
Respondent: Cooke, Sandra 920 Balfrey Dr S, West Palm Beach, FL 33413-1230		CEO: Maggie Bernal
Situs Address: 920 Balfrey Dr S, West Palm Beach, FL		Case No: C-2025-04030017
PCN: 00-42-43-35-06-001-0150		Zoned: RM

Violations:

1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: A/C Split Unit(s) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/22/2025 Status: CCH</p>
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Agenda No.: 002	Complexity Level: 1	Status: Active
Respondent: Escalona, Alian Gonzalez 3373 Hypoluxo Rd, Lake Worth, FL 33462-3633		CEO: Maggie Bernal
Situs Address: 3373 Hypoluxo Rd, Lake Worth, FL		Case No: C-2025-04100006
PCN: 00-43-45-06-02-032-0080		Zoned: RS

Violations:

1	<p>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 04/15/2025 Status: CCH</p>
2	<p>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 04/15/2025 Status: CCH</p>
3	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/15/2025 Status: CCH</p>

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Violations:

- | | |
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| 1 | <p>Details: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
More Specifically: All Interior repairs due to Fire Damage with building permits as required.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.
More Specifically: Obtain a Certificate of Completion for Interior repairs due to Fire Damage with building permits as required.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-34 (a)</p> <p>Issued: 03/19/2025 Status: CCH</p> |
| 2 | <p>Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
More Specifically: All Exterior repairs due to Fire Damage with building permits as required.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.
More Specifically: Obtain a Certificate of Completion for Exterior repairs due to Fire Damage with building permits as required.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-33 (a)</p> <p>Issued: 03/19/2025 Status: CCH</p> |

Agenda No.: 008	Complexity Level: 1	Status: Removed
Respondent: St Cyr, Jean; St Cyr, Elsie 1085 Fernlea Dr, West Palm Beach, FL 33417-5470		CEO: Maggie Bernal
Situs Address: 1085 Fernlea Dr, West Palm Beach, FL		Case No: C-2024-10170004
PCN: 00-42-43-27-21-001-0490		Zoned: RS

4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 10/17/2024 Status: CLS</p>
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Agenda No.: 009	Complexity Level: -	Status: Active
Respondent: DESTINY 422 LLC 2934 Florida Blvd, Delray Beach, FL 33483		CEO: Steve G Bisch
Situs Address: 130 Normandy C, Delray Beach, FL		Case No: C-2025-03170056
PCN: 00-42-46-22-13-003-1300		Zoned: RH

1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Entry door and exterior windows have been replaced on this unit without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 03/26/2025 Status: CCH</p>
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cc: Destiny 422 Llc

Agenda No.: 010	Complexity Level: -	Status: Active
Respondent: Lin, Linus H 15147 Jackson Rd, Delray Beach, FL 33484-8146		CEO: Steve G Bisch
Situs Address: 15147 Jackson Rd, Delray Beach, FL		Case No: C-2025-01130033

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AUGUST 06, 2025 9:00 AM

PCN: 00-42-46-23-02-000-4660

Zoned: RS

Violations:

- 1** **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically there is broken and rotting siding on this single-family residence
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 01/16/2025 **Status:** CCH

Agenda No.: 011

Complexity Level: -

Status: Removed

Respondent: Ortiz, Lino A

CEO: Steve G Bisch

1052 Grove Park Cir, Boynton Beach, FL 33436-9436

Situs Address: 3687 Mykonos Ct, Boca Raton, FL

Case No: C-2024-10150012

PCN: 00-43-46-31-09-007-0320

Zoned: RS

Violations:

- 1** **Details:** Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe. Unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official. More specifically this dwelling and garage has been significantly damaged by fire.
Code: PBC Amendments to FBC 8th Edition (2023) - 116.1
Issued: 10/29/2024 **Status:** CLS

cc: Moreno Ortiz, Leno Alphonso

Agenda No.: 012

Complexity Level: 1

Status: Removed

Respondent: Phillips, Bruce G

CEO: Steve G Bisch

17593 Lake Park Rd, Boca Raton, FL 33487-1114

Situs Address: 17593 Lake Park Rd, Boca Raton, FL

Case No: C-2025-01080010

PCN: 00-42-46-36-07-035-0050

Zoned: RS

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Patio with block foundation was added in the rear of the property without a valid building permit. It appears patio extends into easement and association property'
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/17/2025 **Status:** CLS
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roofed structure or shed has been erected or installed at the northeast corner of the dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/17/2025 **Status:** CLS

Agenda No.: 013

Complexity Level: -

Status: Active

Respondent: Robinson, Jason E; Price, Howard I II

CEO: Steve G Bisch

848 Flanders R, Delray Beach, FL 33484-5338

Situs Address: 847 Flanders R, Delray Beach, FL

Case No: C-2024-12130006

PCN: 00-42-46-22-10-018-8470

Zoned: RH

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Alterations have been made to the interior of this dwelling without a valid building permit. At minimum structural and electric have been impacted.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2025 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

	Code: Unified Land Development Code - 6.D.1.A.1.b.2	Issued: 01/14/2025	Status: SIT
2	Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically: Vehicle with flat tire not displaying current tags.		
	Code: Unified Land Development Code - 6.D.1.A.4.a.2.a	Issued: 01/14/2025	Status: SIT
3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to glass and miscellaneous trash.		
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	Issued: 01/14/2025	Status: SIT

Agenda No.: 018	Complexity Level: -	Status: Removed																
Respondent: George, Penny 4311 Okeechobee Blvd, Lot 34, West Palm Beach, FL 33409-3116		CEO: Brian Burdett																
Situs Address: 4311 Okeechobee Blvd, 123, West Palm Beach, FL		Case No: C-2025-01220002																
PCN: 00-42-43-24-14-000-1230		Zoned: CG																
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td>Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.</td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</td> </tr> <tr> <td></td> <td>Issued: 02/12/2025</td> </tr> <tr> <td></td> <td>Status: SIT</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td>Details: All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare. More specifically, vacant mobile home in disrepair in need of maintenance.</td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)</td> </tr> <tr> <td></td> <td>Issued: 02/12/2025</td> </tr> <tr> <td></td> <td>Status: SIT</td> </tr> </table>		1	Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.		Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)		Issued: 02/12/2025		Status: SIT	2	Details: All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare. More specifically, vacant mobile home in disrepair in need of maintenance.		Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)		Issued: 02/12/2025		Status: SIT
1	Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.																	
	Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)																	
	Issued: 02/12/2025																	
	Status: SIT																	
2	Details: All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare. More specifically, vacant mobile home in disrepair in need of maintenance.																	
	Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)																	
	Issued: 02/12/2025																	
	Status: SIT																	

Agenda No.: 019	Complexity Level: 1	Status: Active								
Respondent: MEADOWBROOK WPB MHC, LLC 1201 Hays St, Tallahassee, FL 32301-2525		CEO: Brian Burdett								
Situs Address: 6276 15th Ct N, West Palm Beach, FL		Case No: C-2024-07190026								
PCN: 00-42-43-27-00-000-3010		Zoned: AR								
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">6</td> <td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed structure has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 07/30/2024</td> </tr> <tr> <td></td> <td>Status: SIT</td> </tr> </table>		6	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed structure has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 8th Edition (2023) - 105.1		Issued: 07/30/2024		Status: SIT
6	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed structure has been erected or installed without a valid building permit.									
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1									
	Issued: 07/30/2024									
	Status: SIT									

cc: Meadowbrook Wpb Mhc, Llc

Agenda No.: 020	Complexity Level: -	Status: Active				
Respondent: Wunsch, Teresa 406 Wayman Cir, West Palm Beach, FL 33413-2332		CEO: Brian Burdett				
Situs Address: 406 Wayman Cir, West Palm Beach, FL		Case No: C-2025-02100036				
PCN: 00-42-43-27-05-013-0204		Zoned: AR				
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, work shop converted to living space has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</td> </tr> </table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, work shop converted to living space has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, work shop converted to living space has been erected or installed without a valid building permit.					
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1					

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SPECIAL MAGISTRATE HEARING AGENDA
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2	Issued: 02/28/2025	Status: SIT	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, porch Structure enclosed with walls and windows and has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
	Issued: 02/28/2025	Status: SIT	
3			Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, garage converted to living space has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
	Issued: 02/28/2025	Status: SIT	
4			Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal shed structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
	Issued: 02/28/2025	Status: SIT	
5			Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, dump truck. Code: Unified Land Development Code - 6.D.1.A.2.a
	Issued: 02/28/2025	Status: CLS	
6			Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, carport has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
	Issued: 02/28/2025	Status: SIT	

Agenda No.: 021	Complexity Level: 1	Status: Active
Respondent: Seche, Nasser		CEO: Brian Burdett
	237 Akron Rd, Lake Worth, FL 33467-4855	
Situs Address: 2813 Saranac Ave, West Palm Beach, FL		Case No: C-2025-02120007
PCN: 00-43-43-30-03-050-0420		Zoned: RH

1	Code: Unified Land Development Code - 6.D.1.A.1.b.1	Status: SIT	Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, many vehicles not displaying tags or current registration on property. Issued: 03/13/2025
2			Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.3.b
	Issued: 03/13/2025	Status: CLS	
3			Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, commercial box truck exceeding requirement of parking in a residential zone. Code: Unified Land Development Code - 6.D.1.A.2.a
	Issued: 03/13/2025	Status: CLS	
4			Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked on non-improved surface.

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Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/13/2025 **Status:** SIT

Agenda No.: 022 **Complexity Level:** - **Status:** Active
Respondent: COUNTRY FAIR AT BOYNTON HOA INC **CEO:** Richard F Cataldo
40 SE 5th St, Ste 610, Boca Raton, FL 33432
Situs Address: 6121 Country Fair Cir, Boynton Beach, FL **Case No:** C-2025-03180002
PCN: 00-42-45-22-02-024-0000 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a detached roofed structure at the community pool building has been constructed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** CCH

cc: Country Fair At Boynton Hoa Inc
Country Fair At Boynton Hoa Inc

Agenda No.: 023 **Complexity Level:** - **Status:** Active
Respondent: DESROSIERS, MARIE C; SEME, ONANCE **CEO:** Richard F Cataldo
10367 Boynton Place Cir, Boynton Beach, FL 33437-2617
Situs Address: 10367 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2025-03140004
PCN: 00-42-45-26-26-000-1690 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened with concrete without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/14/2025 **Status:** CCH

3 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., garbage carts and yard waste containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the garbage carts and yard waste containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 03/14/2025 **Status:** CLS

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the mattress and bed frame.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/14/2025 **Status:** CLS

Agenda No.: 024 **Complexity Level:** - **Status:** Active
Respondent: HENRY, DAVID; JEUDY, MALTIDE **CEO:** Richard F Cataldo
5720 Boynton Bay Cir, Boynton Beach, FL 33437-2638
Situs Address: 5720 Boynton Bay Cir, Boynton Beach, FL **Case No:** C-2025-03060004
PCN: 00-42-45-26-27-000-0610 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the garage has been built out without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2025 **Status:** CCH

Agenda No.: 025 **Complexity Level:** - **Status:** Active
Respondent: LEON, JAMES D; LEON, AMARELIS; VEGA, EDGAR **CEO:** Richard F Cataldo

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

Violations:	1	<p>Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Auto repair being done on property. CCO FILLS IN Numerous unlicensed, inoperable vehicles auto repair.</p> <p>Code: Unified Land Development Code - 1.A.2 Issued: 02/18/2025 Status: CCH</p>
	2	<p>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 02/18/2025 Status: CCH</p>
	3	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, automotive parts, tires, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/18/2025 Status: CCH</p>
	4	<p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 02/18/2025 Status: CCH</p>

Agenda No.: 037 **Complexity Level:** 1 **Status:** Removed
Respondent: Adlersberg, Kenneth **CEO:** John Gannotti
 2459 Faith Ave, West Palm Beach, FL 33417-3019
Situs Address: 2459 Faith Ave, West Palm Beach, FL **Case No.:** C-2025-03250013
PCN: 00-42-43-24-07-001-0060 **Zoned:** RM

Violations:	1	<p>Details: Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height. More specifically address numerals/letters shall be plainly visible and legible from street.</p> <p>Code: Palm Beach County Codes & Ordinances - 10.11.4 Issued: 03/26/2025 Status: CLS</p>
	2	<p>Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, the white commercial tractor trailer cab parked in the driveway.</p> <p>Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 03/26/2025 Status: CLS</p>

Agenda No.: 038 **Complexity Level:** 1 **Status:** Active
Respondent: Buonanno, Joseph; Martin, Gloria **CEO:** John Gannotti
 238 Sussex L, West Palm Beach, FL 33417-6833
Situs Address: 238 Sussex L, West Palm Beach, FL **Case No.:** C-2025-04210018
PCN: 00-42-43-23-39-012-2380 **Zoned:** RH

Violations:	1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an air conditioning system has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/30/2025 Status: CCH</p>
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

	<p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023 Status: CLS</p>
5	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure appearing towards the rear of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023 Status: REO</p>
6	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wood frame canopy structure appearing on the westside of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023 Status: CLS</p>
8	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the appearance of the above ground swimming pool has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023 Status: CLS</p>
9	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the patio deck appearing on the rear of the residence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023 Status: SIT</p>
10	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the canopy addition appearing on the rear of the residence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023 Status: CLS</p>

Agenda No.: 042	Complexity Level: 2	Status: Active		
Respondent: Florida Power & Light Company 700 Universe Blvd, Juno Beach, FL 33408		CEO: Elizabeth A Gonzalez		
Situs Address: 3784 Catalina Rd - Cabana Colony Project		Case No: C-2024-11270008		
PCN:		Zoned: RM/SE		
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td> <p>Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, Palm Beach Cabana Colony Subdivision - Install 2 inch conduits and handholes, via directional bore, as part of FPL UG underground conversion program.</p> <p>Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 12/05/2024 Status: CCH</p> </td> </tr> </table>		1	<p>Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, Palm Beach Cabana Colony Subdivision - Install 2 inch conduits and handholes, via directional bore, as part of FPL UG underground conversion program.</p> <p>Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 12/05/2024 Status: CCH</p>
1	<p>Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, Palm Beach Cabana Colony Subdivision - Install 2 inch conduits and handholes, via directional bore, as part of FPL UG underground conversion program.</p> <p>Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 12/05/2024 Status: CCH</p>			

Agenda No.: 043	Complexity Level: -	Status: Active
Respondent: SOOY, Karen; SOOY, William 16105 Alexander Run, Jupiter, FL 33478-8281		CEO: Elizabeth A Gonzalez

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Situs Address: 16105 Alexander Run, Jupiter, FL
PCN: 00-41-41-10-00-000-5430

Case No: C-2024-01120024
Zoned: AR

Violations:

- | | |
|----------|---|
| 1 | <p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permits #B-2022-026375-0000 for reroofing, #E-2016-023086-0000 for electrical, #B-2015-022347-0000 for an accessory building, and #B-1987-016678-0000 for a fence have become inactive or expired and require re-activation and or completion.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
 Issued: 01/18/2024 Status: CCH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, permit application #PR-2018-020619-0000 for an addition-residential have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/18/2024 Status: CCH</p> |
| 3 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, any and all unpermitted structures appearing on your property to be canopy structures have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/18/2024 Status: CCH</p> |

Agenda No.: 044 **Complexity Level:** -
Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSN INC
 40 SE 5th St, Ste 610, Boca Raton, FL 33432

Status: Removed
CEO: Dennis A Hamburger

Situs Address: 6575 S Oriole Blvd, Delray Beach, FL
PCN: 00-42-46-15-16-001-0000

Case No: C-2025-01060003
Zoned: RH

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a car wash structure with plumbing hook up has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 Issued: 03/07/2025 Status: CLS</p> |
|----------|---|

cc: Deauville Village Condominium Assn Inc

Agenda No.: 045 **Complexity Level:** -
Respondent: Dorcent, Jerone; Josius, Spartacus
 5641 Strawberry Lakes Cir, Lake Worth, FL 33463-6516

Status: Removed
CEO: Dennis A Hamburger

Situs Address: 5641 Strawberry Lakes Cir, Lake Worth, FL
PCN: 00-42-44-38-02-000-0450

Case No: C-2025-02250005
Zoned: RS

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a white vinyl fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 02/25/2025 Status: CLS</p> |
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Agenda No.: 046
Respondent: Filipelli, Debra A

Complexity Level: -

Status: Removed
CEO: Dennis A Hamburger

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

3971 Darby Ln, Seaford, NY 11783-3604

Situs Address: 493 Flanders K, Delray Beach, FL

PCN: 00-42-46-22-10-011-4930

Case No: C-2025-03170053

Zoned: RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior renovations have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 03/19/2025

Status: CLS

Agenda No.: 047

Complexity Level: -

Status: Active

Respondent: Mari, Barbara H

262 Tuscany E, Delray Beach, FL 33446-1227

CEO: Dennis A Hamburger

Situs Address: 262 Tuscany E, Delray Beach, FL

PCN: 00-42-46-22-05-004-2620

Case No: C-2025-03170054

Zoned: RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior renovations have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 03/20/2025

Status: CCH

Agenda No.: 048

Complexity Level: -

Status: Active

Respondent: Jillian Dawn Wood, Trustee of the Rinaldi Family 2024

Irrevocable Trust dated 10/8/24

4 Merrimac Ct, Coram, NY 11727-1632

CEO: Dennis A Hamburger

Situs Address: 5542 Grande Palm Cir, Delray Beach, FL

PCN: 00-42-46-11-24-012-0120

Case No: C-2024-12100012

Zoned: PUD

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a screened patio enclosure with roof has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 01/16/2025

Status: CCH

Agenda No.: 049

Complexity Level: -

Status: Removed

Respondent: VISHNU RAMPERSAD and ALISON RAMPERSAD, as
CO-TRUSTEES of the VISHNU RAMPERSAD and ALISON
RAMPERSAD JOINT REVOCABLE TRUST under
agreement dated DECEMBER 08, 2017

14576 Country Side Ln, Delray Beach, FL 33484-3502

CEO: Dennis A Hamburger

Situs Address: 14576 Country Side Ln, Delray Beach, FL

PCN: 00-42-46-15-12-001-0150

Case No: C-2025-02110019

Zoned: RH

Violations:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)

Issued: 02/12/2025

Status: CLS

Agenda No.: 050

Complexity Level: -

Status: Removed

Respondent: Rodriguez, Lolita F; Rodriguez, Luis
5223 Palm Ridge Blvd, Delray Beach, FL 33484-1158

CEO: Dennis A Hamburger

Situs Address: 5223 Palm Ridge Blvd, Delray Beach, FL

PCN: 00-42-46-11-02-000-1190

Case No: C-2025-04110030

Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Violations: 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/15/2025 **Status:** CLS

Agenda No.: 051 **Complexity Level:** - **Status:** Active
Respondent: Hornung, Lewis Irwin; Carlson, Christine L **CEO:** Jamie G Illicete
18045 Perigon Way, Jupiter, FL 33458-4331
Situs Address: 18045 Perigon Way, Jupiter, FL **Case No:** C-2024-09160011
PCN: 00-42-40-36-14-000-0190 **Zoned:** RS

Violations: 2 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, failed to obtain a Certificate of Completion for permit # B-2019-025032-0000 for Driveway with Turn-Out on a County R.O.W. (replace concrete with paver brick driveway)
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/18/2024 **Status:** CCH

Agenda No.: 052 **Complexity Level:** - **Status:** Active
Respondent: James David Murphy, Trustee of the James David Murphy **CEO:** Jamie G Illicete
Revocable Trust, dated January 10, 2019.
11595 178th Rd N, Jupiter, FL 33478-4748
Situs Address: 11595 178th Rd N, Jupiter, FL **Case No:** C-2025-02060013
PCN: 00-41-41-02-00-000-3410 **Zoned:** AR

Violations: 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of inoperable vehicles, appliances, household items, building material, construction equipment, construction debris, automotive parts, crates, pallet, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/07/2025 **Status:** CCH

Agenda No.: 053 **Complexity Level:** 1 **Status:** Removed
Respondent: CMM Property Management LLC **CEO:** Ray F Leighton
117 Kensington Way, Royal Palm Beach, FL 33414-4315
Situs Address: 4170 Gulfstream Rd, Lake Worth, FL **Case No:** C-2025-03040009
PCN: 00-43-44-30-01-021-0023 **Zoned:** RM

Violations: 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/17/2025 **Status:** CLS
2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/17/2025 **Status:** CLS

Agenda No.: 054 **Complexity Level:** 1 **Status:** Removed
Respondent: Delgado, Vladimir R; Silva, Nory Luz C **CEO:** Ray F Leighton
508 Aspen Rd, West Palm Beach, FL 33409-6202
Situs Address: 508 Aspen Rd, West Palm Beach, FL **Case No:** C-2024-06200037
PCN: 00-43-43-30-13-002-0160 **Zoned:** RM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Violations: **3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed / structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/25/2024 **Status:** CLS

cc: Code Enforcement

Agenda No.: 055 **Complexity Level:** 1 **Status:** Removed
Respondent: Poonai, Hollis R; Poonai, Adesh **CEO:** Ray F Leighton
 4178 Caesar Cir, Greenacres, FL 33463-4655
Situs Address: 4818 Gulfstream Rd, Lake Worth, FL **Case No:** C-2024-09030025
PCN: 00-43-44-30-01-108-0030 **Zoned:** RM

Violations: **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an asphalt milling parking surface has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/04/2024 **Status:** CLS

Agenda No.: 056 **Complexity Level:** 1 **Status:** Active
Respondent: CALDERON, JESUS; VALDEZ, YESENIA **CEO:** Nedssa Miranda
 5815 Lime Rd, West Palm Beach, FL 33413-1848
Situs Address: 5815 Lime Rd, West Palm Beach, FL **Case No:** C-2025-03170041
PCN: 00-42-43-35-12-025-0040 **Zoned:** RM

Violations: **1** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
 Park the TRAILERS in the side or rear yard and screen the TRAILERS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 03/19/2025 **Status:** SIT

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE has been erected or installed without a valid building permit.
 Obtain required building permits for the SHED/STRUCTURE or remove the SHED/STRUCTURE.
 Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** SIT

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
 Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/19/2025 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/02/2025 **Status:** CLS

Agenda No.: 058 **Complexity Level:** 1 **Status:** Removed
Respondent: GARCIA, JAVIER S **CEO:** Nedssa Miranda
5951 Lime Rd, West Palm Beach, FL 33413-1118
Situs Address: 5951 Lime Rd, West Palm Beach, FL **Case No:** C-2025-03170029
PCN: 00-42-43-35-13-026-0040 **Zoned:** RM

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/18/2025 **Status:** CLS
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

Remove all open/outdoor storage of inoperable vehicles,

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/18/2025 **Status:** CLS
- 4** **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.

Post the numerical address in accordance with Section 14-33 (c).

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 03/18/2025 **Status:** CLS

cc: Code Compliance

Agenda No.: 059 **Complexity Level:** 1 **Status:** Active
Respondent: GREGSON, ROBERT A Jr; GREGSON, SANDRA A **CEO:** Nedssa Miranda
5950 Lime Rd, West Palm Beach, FL 33413-1127
Situs Address: 5950 Lime Rd, West Palm Beach, FL **Case No:** C-2025-02110016
PCN: 00-42-43-35-13-027-0040 **Zoned:** RM

Violations:

- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.

Remove TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard.

Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 02/20/2025 **Status:** SIT
- 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Park the TRAILERS in the side or rear yard and screen the TRAILERS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/20/2025 **Status:** SIT
- 3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

- Code:** Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 02/20/2025 **Status:** CLS
- 4 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to leaf debris, yard debris, metals equipment's, gallons, inoperative vehicles and any items storage in front of the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/20/2025 **Status:** CLS
- 5 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, CANOPY has been erected or installed without a valid building permit.
- Obtain required building permits for the CANOPY or remove the CANOPY.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/20/2025 **Status:** CLS
- 6 Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 02/20/2025 **Status:** SIT
- 7 Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
- Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.
- Code:** Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/20/2025 **Status:** CLS

Agenda No.: 060	Complexity Level: 1	Status: Active
Respondent: HACHE, RANDYS A 5830 Lime Rd, West Palm Beach, FL 33413-1864		CEO: Nedssa Miranda
Situs Address: 5812 Lime Rd, FL		Case No: C-2025-02110012
PCN: 00-42-43-35-12-024-0040		Zoned: RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

Violations:

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE has been erected or installed without a valid building permit.

Obtain required building permits for the FENCE or remove the FENCE.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2025 **Status:** SIT

Agenda No.: 063

Complexity Level: 1

Status: Active

Respondent: O'NEAL, NEIL H Jr; O'NEAL, MELISSA A
12918 Casey Rd, Loxahatchee, FL 33470-4972

CEO: Nedssa Miranda

Situs Address: 481 Avocado Ave, West Palm Beach, FL

Case No.: C-2025-03170047

PCN: 00-42-43-35-12-025-0090

Zoned: RM

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 03/19/2025 **Status:** CLS

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ADDITIONAL FENCE (WOOD AND CHAIN LINK) has been erected or installed without a valid building permit.

Obtain required building permits for the ADDITIONAL FENCE (WOOD AND CHAIN LINK) or remove the ADDITIONAL FENCE (WOOD AND CHAIN LINK).

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** SIT

3 **Details:** No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.

Cease parking, storing or keeping VEHICLES AND OR TRAILERS on any public street, or other thoroughfare or any Right-of-Way for a period exceeding one hour in any 24-hour period. More specifically, Cease using the street as your parking space at all times of the day,

Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 03/19/2025 **Status:** SIT

4 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint the property

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 03/19/2025 **Status:** CLS

5 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Repair/maintain all accessory structures in disrepair. More specifically, disrepair fence on the property

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 03/19/2025 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

- 6** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn
- Code:** Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/19/2025 **Status:** CLS
- 7** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/19/2025 **Status:** CLS
- 8** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 03/19/2025 **Status:** CLS
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, membrane covered canopy/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the membrane covered canopy/structure or remove the membrane covered canopy/structure.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** CLS
- 10** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ADDITION/STRUCTURE has been erected or installed without a valid building permit.
- No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, ADDITION/STRUCTURE.
- Obtain a Certificate of Occupancy from the building official FOR THE ADDITION/STRUCTURE
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 03/19/2025 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

11 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHEDS/STRUCTURE has been erected or installed without a valid building permit.

Obtain required building permits for the SHEDS/STRUCTURE or remove the SHEDS/STRUCTURE.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** CLS

cc: Code Compliance

Agenda No.: 064 **Complexity Level:** 1 **Status:** Removed
Respondent: RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY **CEO:** Nedssa Miranda
 14 Ram Clark Rd, New City, NY 10956-1210
Situs Address: 5110 Wallis Rd, West Palm Beach, FL **Case No:** C-2025-01290023
PCN: 00-42-43-35-16-000-0270 **Zoned:** RM

Violations:

2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/structure has been erected or installed without a valid building permit.

Obtain required building permits for the shed/structure or remove the shed/structure.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/30/2025 **Status:** CCH

4 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE FENCE permit # B-2016-014454-0000 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE FENCE permit # B-2016-014454-0000.

Obtain a Certificate of Completion for INACTIVE FENCE permit # B-2016-014454-0000.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
 PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/30/2025 **Status:** CCH

5 Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Repair/maintain all accessory structures in disrepair. More SPECIFICALLY DISREPAIR SHED.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/30/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Violations: **1** **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

Observation: More specifically, at PCN 00424727610120000 Lake Tract L-2, two fountains are missing that are required in that lake per the approved site plan.

Code: Unified Land Development Code - 1.A.2
Issued: 03/20/2025 **Status:** SIT

cc: Brentwood Bfr Lp

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: Unknown Personal Representative , Spouse, Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Joseph Vieira and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 6989 Calle Del Paz W, Boca Raton, Florida 33433 and PCN 00-42-47-27-05-001-0110
6989 Calle Del Paz W, Boca Raton, FL 33433-6410
Situs Address: 6989 Calle Del Paz W, Boca Raton, FL **Case No:** C-2025-03240014
PCN: 00-42-47-27-05-001-0110 **Zoned:** AR

Violations: **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, garage interior renovations have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/27/2025 **Status:** SIT

Agenda No.: 069 **Complexity Level:** 1 **Status:** Removed
Respondent: JAHN, ASHLEY M **CEO:** Nick N Navarro
4821 Kirkwood Rd, Lake Worth Beach, FL 33461-5333
Situs Address: 4821 Kirkwood Rd, Lake Worth, FL **Case No:** C-2025-04030022
PCN: 00-42-44-25-13-002-0060 **Zoned:** RM

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

>> Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/03/2025 **Status:** CLS

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

>> No parking on the grass.

Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/03/2025 **Status:** CLS

Agenda No.: 070 **Complexity Level:** - **Status:** Active
Respondent: NEW MARKET POLO GROUNDS LLC **CEO:** Nick N Navarro
1201 Hays St, TALLAHASSEE, FL 32301 United States
Situs Address: 888 S Military Trl, Building 5, West Palm Beach, FL **Case No:** C-2025-02200009
PCN: 00-42-44-01-00-000-5040 **Zoned:** UC

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Violations:

- 1 **Details:** FL NFPA 1 2021
Chapter 50 - Commercial Cooking
50.4.4.7.4 - Changes to Hazard After Installation of Suppression System

More specifically,
LA BRASA RESTAURANT
888 South Military Trail
West Palm Beach Fl. 33415.
Changes or modifications to the hazard after installation of the fire-extinguishing systems shall result in re-evaluation of the system design by a properly trained, qualified, and certified person(s)
Code: National Fire Protection Association 1 2021 - 50.4.4.7.4
Issued: 02/21/2025 **Status:** CCH
- 2 **Details:** FL NFPA 1 2021
Chapter 50 - Commercial Cooking
50.6.5 - Inspection, Testing, and Maintenance of Listed Hoods Containing Mechanical, Water Spray, or Ultraviolet Devices.

More specifically,
LA BRASA RESTAURANT
888 South Military Trail
West Palm Beach Fl. 33415.
Listed hoods containing mechanical or fire-actuated dampers, internal washing components, or other mechanically operated devices shall be inspected and tested by properly trained, qualified, and certified persons every 6 months or at frequencies recommended by the manufacturer in accordance with their listings.
Code: National Fire Protection Association 1 2021 - 50.6.5
Issued: 02/21/2025 **Status:** CCH

cc: New Market Polo Grounds Llc
New Market Polo Grounds Llc

Agenda No.: 071 **Complexity Level:** 1 **Status:** Removed
Respondent: Chiroco, Vincent P **CEO:** Steve R Newell
1966 Juno Rd, North Palm Beach, FL 33408-2818
Situs Address: 1976 Juno Rd, North Palm Beach, FL **Case No:** C-2025-04250018
PCN: 00-43-42-04-00-000-1040 **Zoned:** RH

Violations:

- 1 **Details:** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
Issued: 04/29/2025 **Status:** CLS
- 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/29/2025 **Status:** CLS
- 3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/29/2025 **Status:** CLS
- 4 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 04/29/2025 **Status:** CLS
- 5 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 04/29/2025 **Status:** CLS

Agenda No.: 072 **Complexity Level:** - **Status:** Active
Respondent: Johnson, Doreen May **CEO:** Steve R Newell
35 Stephens Dr, Covington, GA 30016-1797

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Situs Address: 4758 Arthur St, Palm Beach Gardens, FL **Case No:** C-2025-02260019
PCN: 00-42-42-13-09-002-0031 **Zoned:** RM

Violations: **1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/04/2025 **Status:** CCH

Agenda No.: 073 **Complexity Level:** - **Status:** Active
Respondent: Johnson, Doreen May **CEO:** Steve R Newell
35 Stephens Dr, Covington, GA 30016-1797

Situs Address: 4756 Arthur St, Palm Beach Gardens, FL **Case No:** C-2025-02260020
PCN: 00-42-42-13-09-002-0032 **Zoned:** RM

Violations: **1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/04/2025 **Status:** CCH

Agenda No.: 074 **Complexity Level:** 1 **Status:** Active
Respondent: Klaybor, Nicholas; Klaybor, Sarah; Klaybor, Timothy **CEO:** Steve R Newell
16355 E Lancashire Dr, Loxahatchee, FL 33470-3731

Situs Address: 4139 Russell St, Jupiter, FL **Case No:** C-2025-03190017
PCN: 00-42-40-25-34-004-0570 **Zoned:** RS

Violations: **2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 03/25/2025 **Status:** CCH

Agenda No.: 075 **Complexity Level:** - **Status:** Active
Respondent: Wagner, Tabitha D; Koester, James A **CEO:** Steve R Newell
6712 2nd St, Jupiter, FL 33458-3887

Situs Address: 6712 2nd St, Jupiter, FL **Case No:** C-2025-04140017
PCN: 00-42-41-03-01-000-2250 **Zoned:** RH

Violations: **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a shed is being erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/16/2025 **Status:** CCH

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: Thourot, Charles Scott **CEO:** Steve R Newell
4484 SW Boatramp Ave, Palm City, FL 34990-5303

Situs Address: 9255 Sun Ct, West Palm Beach, FL **Case No:** C-2025-04110017
PCN: 00-43-42-18-02-000-0230 **Zoned:** RM

Violations: **1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, a trailer.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/14/2025 **Status:** CLS

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/14/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

	Issued: 01/06/2025		Status: CCH
3	Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.		
	Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)		
	Issued: 01/06/2025		Status: CCH
4	Details: Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.		
	Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)		
	Issued: 01/06/2025		Status: CCH

Agenda No.: 080	Complexity Level: -	Status: Removed
Respondent: Garth Smith as Trustee of the Garth Family Trust dated March 16, 2023 802 W Windward Way, Lake Worth, FL 33462-8001		CEO: Debbie N Plaud
Situs Address: 999 Whipoorwill Ter, West Palm Beach, FL		Type: Life Safety
PCN: 00-42-43-27-05-010-0501		Case No: C-2025-02240025
		Zoned: AR
Violations:	<p>1 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <ul style="list-style-type: none"> a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 02/25/2025 Status: CLS</p>	

Agenda No.: 081	Complexity Level: -	Status: Active
Respondent: Nahvi, Minna 5533 Duckweed Rd, Lake Worth, FL 33449-8400		CEO: Debbie N Plaud
Situs Address: 5533 Duckweed Rd, Lake Worth, FL		Case No: C-2025-02030005
PCN: 00-41-44-35-01-000-0212		Zoned: AR
Violations:	<p>1 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.</p> <p style="text-align: center;">More specifically, site development permit required for excavation/removal of trees and earthwork.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/10/2025 Status: CCH</p>	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

2 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.

On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 02/10/2025 **Status:** CCH

Agenda No.: 082 **Complexity Level:** - **Status:** Postponed
Respondent: Buissereth, Sadrac **CEO:** Patrick L Prentice
 9439 Southampton Pl, Boca Raton, FL 33434-2807
Situs Address: 9439 Southampton Pl, Boca Raton, FL **Case No:** C-2024-11130018
PCN: 00-42-47-07-06-016-0640 **Zoned:** AR

Violations:

1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six foot wood privacy fence has been erected or installed on the property without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/25/2024 **Status:** CCH

2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a roofed wood patio structure has been erected or installed at the residence without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/25/2024 **Status:** CCH

3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a concrete slab and concrete walkway has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/25/2024 **Status:** CCH

4 Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, the asphalt driveway is in a state of disrepair and in need of maintenance and resurfacing.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 11/25/2024 **Status:** CCH

6 Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, B-2014-008767-0000 (Demo for addition in rear of property).

Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 11/25/2024 **Status:** CCH

7 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit #B-2014-008767-0000 (Demo for addition in rear of property) has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 11/25/2024 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

3 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the grass and weeds are overgrown and are not being maintained on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/03/2025 **Status:** CLS

cc: 2018-2 Ih Borrower Lp
2018-2 Ih Borrower Lp
2018-2 Ih Borrower Lp
Occupant

Agenda No.: 086 **Complexity Level:** 1 **Status:** Removed
Respondent: Boca Reale Holding LLC **CEO:** Teresa G Rouse
12247 Eagles Landing Way, Boynton Beach, FL 33437-602
Situs Address: 11644 Venetian Ave, Boca Raton, FL **Case No:** C-2025-04240006
PCN: 00-41-47-36-03-000-5830 **Zoned:** AR

Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the 6-foot wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/30/2025 **Status:** CLS

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to auto parts, equipment, appliances, trash and similar items being stored on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/30/2025 **Status:** CLS

3 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. More specifically, screen garbage and/or yard waste containers from view.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/30/2025 **Status:** CLS

cc: Boca Reale Holding Llc
Boca Reale Holdings, Llc

Agenda No.: 087 **Complexity Level:** - **Status:** Removed
Respondent: Borraiz, Sonia R; Borraiz, William **CEO:** Teresa G Rouse
9485 Listow Ter, Boynton Beach, FL 33472-2717
Situs Address: 10429 228th Ln S, Boca Raton, FL **Case No:** C-2025-02250018
PCN: 00-41-47-25-11-002-0120 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, an inoperable vehicle parked in the driveway, lumber, vegetative debris, construction materials, lawn equipment, and similar items being stored on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/25/2025 **Status:** CLS

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden structure has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/25/2025 **Status:** CLS

cc: Occupant

Agenda No.: 088 **Complexity Level:** - **Status:** Active
Respondent: Jacober, Ludmila Neves **CEO:** Teresa G Rouse

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

11167 Model Cir W, Boca Raton, FL 33428-3985

Situs Address: 11167 Model Cir W, Boca Raton, FL
PCN: 00-41-47-26-11-000-0161

Case No: C-2025-01030002
Zoned: RS

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a 6-foot wood fence and gates have been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/21/2025 **Status:** CCH

Agenda No.: 089

Complexity Level: -

Status: Active

Respondent: Russo, Sofia Mara

CEO: Teresa G Rouse

243 Harbor Ct, Winter Garden, FL 34787-2550

Situs Address: 11842 Atlantic Cir, Boca Raton, FL
PCN: 00-41-47-36-03-000-7460

Case No: C-2025-01310012
Zoned: AR

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six-foot wood fence and gate have been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2025 **Status:** CCH
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, but not limited to, construction materials, construction debris, trash, and similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/03/2025 **Status:** CLS
- 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the six-foot wood privacy fence on the property is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/03/2025 **Status:** CCH

cc: Occupant

Agenda No.: 090

Complexity Level: -

Status: Removed

Respondent: CASA LINDA, LLC AKA CASA LINDA 1, LLC
16971 W Aquaduct Dr, Loxahatchee, FL 33470-3713

CEO: Omar J Sheppard

Situs Address: 16971 W Aquaduct Dr, Loxahatchee, FL
PCN: 00-40-43-13-00-000-7330

Case No: C-2025-01170009
Zoned: AR

Violations:

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chicken coop like structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2025 **Status:** CCH

cc: Casa Linda, Llc Aka Casa Linda 1, Llc

Agenda No.: 091

Complexity Level: -

Status: Removed

Respondent: ESM PROPERTY INVESTMENTS 2 LLC
6901 Okeechobee Blvd, Unit 5DJ30, West Palm Beach, FL 33411

CEO: Omar J Sheppard

Situs Address: 4930 Royal Palm Beach Blvd, West Palm Beach, FL
PCN: 00-41-43-11-00-000-3090

Case No: C-2024-12190019
Zoned: AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

Violations:

1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence and/or gate has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/28/2025 Status: CLS</p>
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cc: Esm Property Investments 2 Llc
Esm Property Investments 2 Llc

Agenda No.: 092	Complexity Level: -	Status: Active
Respondent: Gomez, Carmenza 13785 61st St N, West Palm Beach, FL 33412-1908		CEO: Omar J Sheppard
Situs Address: 13785 61st St N, West Palm Beach, FL		Case No: C-2025-03130008
PCN: 00-41-42-33-00-000-7480		Zoned: AR

Violations:

1	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/08/2025 Status: CCH</p>
2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/08/2025 Status: CCH</p>

Agenda No.: 093	Complexity Level: -	Status: Active
Respondent: MIKE FLOORING SERVICES, CORP. 17146 62nd Rd N, Loxahatchee Groves, FL 33470		CEO: Omar J Sheppard
Situs Address: 17146 62nd Rd N, Loxahatchee, FL		Case No: C-2025-02070017
PCN: 00-40-42-35-00-000-5710		Zoned: AR

Violations:

1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a pond has been filled in without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/26/2025 Status: CCH</p>
2	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # C-2023-050619-0000 for footing has become inactive.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 02/26/2025 Status: CCH</p>

cc: Mike Flooring Services, Corp.

Agenda No.: 094	Complexity Level: -	Status: Active
Respondent: Summersett, Maxine F 509 NW 18th St, Belle Glade, FL 33430-1609		CEO: Omar J Sheppard
Situs Address: 509 NW 18th St, Belle Glade, FL		Case No: C-2025-02040027
PCN: 00-36-43-36-02-000-0230		Zoned: RM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/20/2025 **Status:** CCH

Agenda No.: 095

Complexity Level: -

Status: Active

Respondent: Dormestoire, Rochelin; Dormestoire, Gislaine
 15821 63rd Pl N, Loxahatchee, FL 33470-5742

CEO: Christina G Stodd

Situs Address: 15821 63rd Pl N, Loxahatchee, FL

Case No.: C-2024-08080022

PCN: 00-41-42-31-00-000-7092

Zoned: AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

 More specifically, the driveway was extended with pavers without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/08/2024 **Status:** SIT

Agenda No.: 096

Complexity Level: -

Status: Active

Respondent: Mendelsohn, Bryan; Lilley, Torrie
 18268 49th St N, Loxahatchee, FL 33470-2366

CEO: Christina G Stodd

Situs Address: 18268 49th St N, Loxahatchee, FL

Case No.: C-2025-03130010

PCN: 00-40-43-10-00-000-1310

Zoned: AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to construction debris and inoperable vehicles.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/17/2025 **Status:** SIT

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 03/17/2025 **Status:** SIT

Agenda No.: 097

Complexity Level: -

Status: Active

Respondent: Oberg, Ronald III
 14271 Citrus Grove Blvd, Loxahatchee, FL 33470-4690

CEO: Christina G Stodd

Situs Address: 14271 Citrus Grove Blvd, Loxahatchee, FL

Case No.: C-2024-09260001

PCN: 00-41-42-20-00-000-5070

Zoned: AR

Violations:

1 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit for the fill dirt.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

	Issued: 11/08/2024	Status: SIT
2	Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 11/08/2024 Status: SIT	

Agenda No.: 098	Complexity Level: -	Status: Active				
Respondent: Johnson, Leon; Johnson, Jason PO BOX 389, Pahokee, FL 33476-0389		CEO: RI Thomas				
Situs Address: Muck City Rd, Pahokee, FL		Case No: C-2025-04090002				
PCN: 00-37-42-20-01-004-0030		Zoned: RM				
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td> Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) Issued: 04/09/2025 Status: CCH </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td> Details: Parking shall be prohibited on all vacant properties. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 04/09/2025 Status: CCH </td> </tr> </table>		1	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) Issued: 04/09/2025 Status: CCH	2	Details: Parking shall be prohibited on all vacant properties. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 04/09/2025 Status: CCH
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2	Details: Parking shall be prohibited on all vacant properties. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 04/09/2025 Status: CCH					

Agenda No.: 099	Complexity Level: -	Status: Removed		
Respondent: Wallace, Jeffrey D; Leslie Wallace, Louann P 16965 Okeechobee Blvd, Loxahatchee, FL 33470-4174		CEO: RI Thomas		
Situs Address: 16965 Okeechobee Blvd, Loxahatchee, FL		Case No: C-2025-01230019		
PCN: 00-40-43-25-00-000-3110		Zoned: AR		
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td> Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/29/2025 Status: CLS </td> </tr> </table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/29/2025 Status: CLS
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Agenda No.: 100	Complexity Level: -	Status: Removed		
Respondent: White, Sandra 1619 NW 13th Ave, Ft Lauderdale, FL 33311-4720		CEO: RI Thomas		
Situs Address: C St, Belle Glade, FL		Case No: C-2025-02040013		
PCN: 00-38-45-13-01-001-0060		Zoned: AP		
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td> Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/14/2025 Status: CLS </td> </tr> </table>		1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/14/2025 Status: CLS
1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/14/2025 Status: CLS			

Agenda No.: 101	Complexity Level: 1	Status: Active
Respondent: Gonzalez Albisu, Yilian B 1674 Maypop Rd, West Palm Beach, FL 33415-5541		CEO: Charles Zahn
Situs Address: 1674 Maypop Rd, West Palm Beach, FL		Case No: C-2025-03200003
PCN: 00-42-44-11-04-000-1120		Zoned: RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, open storage of any motor vehicle which is inoperable and in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/24/2025 **Status:** CCH
- 2 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, Driveways have potholes.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 03/24/2025 **Status:** CCH

Agenda No.: 102 **Complexity Level:** 1 **Status:** Removed
Respondent: Napoles, Niltor; Gonzalez, Danory Valdivia **CEO:** Charles Zahn
 958 Harth Dr, West Palm Beach, FL 33415-3830
Situs Address: 958 Harth Dr, West Palm Beach, FL **Case No:** C-2025-04110012
PCN: 00-42-44-01-12-000-0790 **Zoned:** RM

Violations:

- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver brick driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/11/2025 **Status:** CLS

Agenda No.: 103 **Complexity Level:** - **Status:** Removed
Respondent: Hernandez, Ana M; Hernandez, Paola A **CEO:** Charles Zahn
 6014 Walnut Hill Dr, Lake Worth, FL 33467-6179
Situs Address: 5245 2nd Rd, Lake Worth, FL **Case No:** C-2025-03140007
PCN: 00-42-43-27-05-032-0790 **Zoned:** AR

Violations:

- 1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Specifically, no licensee tag visible on the vehicle(s).
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 03/18/2025 **Status:** CLS
- 2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, recreational vehicle parked in the front set back area.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/18/2025 **Status:** CLS
- 3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicles parked in the yard area.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/18/2025 **Status:** CLS

Agenda No.: 104 **Complexity Level:** 1 **Status:** Active
Respondent: SFR 2012 1 FLORIDA LLC **CEO:** Charles Zahn
 155 Office Plaza Dr, Fl 1st, Tallahassee, FL 32301
Situs Address: 7625 Canal Dr, Lake Worth, FL **Case No:** C-2025-03190007
PCN: 00-42-43-27-05-032-0470 **Zoned:** AR

Violations:

- 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Parking on in the yard area.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/19/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

PCN: 00-42-47-27-29-000-7170

Zoned: AR

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, PBC Building Inspector Paul Cobb was at this address for an electrical panel relocation and observed that the kitchen was being remodeled, including removing cabinets and drywall. Renovations, to include but not limited to, a kitchen remodel is being done without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/23/2025 **Status:** SIT

cc: Building Division

Agenda No.: 111

Complexity Level: 1

Status: Removed

Respondent: Purdy Capital LLC

CEO: Ray F Leighton

1601 Forum Pl, Ste 1101, West Palm Beach, FL 33401

Situs Address: 2187 S Military Trl, West Palm Beach, FL

Case No: C-2025-06100005

PCN: 00-42-44-13-46-001-0000

Zoned: UI

Violations:

- 1** **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Pennants / feathers have been placed on the property and right-of-way.
- Code:** Unified Land Development Code - 8.C.1
Issued: 06/10/2025 **Status:** CLS

cc: Purdy Capital Llc

Agenda No.: 112

Complexity Level: 1

Status: Active

Respondent: GREAT FORTUNE PROPERTIES LLC

CEO: Maggie Bernal

2232 Dell Range Blvd, Ste 200, Cheyenne, WY 82009 Unit
States

Type: Repeat

Situs Address: 6435 Boyd Ln, Lake Worth, FL

Case No: C-2025-06120022

PCN: 00-43-45-05-06-001-0810

Zoned: RS

Violations:

- 1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited
- Code:** Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/17/2025 **Status:** CCH

cc: Great Fortune Properties Llc
Great Fortune Properties Llc

Agenda No.: 113

Complexity Level: -

Status: Active

Respondent: Quintanar, Adriana

CEO: Omar J Sheppard

16087 E Glasgow Dr, Loxahatchee, FL 33470-4016

Situs Address: 16087 E Glasgow Dr, Loxahatchee, FL

Case No: C-2025-03030036

PCN: 00-40-43-24-00-000-5500

Zoned: AR

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/21/2025 **Status:** CCH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/21/2025 **Status:** CCH
- 3** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/21/2025 **Status:** CCH

Agenda No.: 114 **Complexity Level:** 1 **Status:** Removed
Respondent: Koeser, Jonathan; Pouncey, Amanda **CEO:** Joanna Mirodias
2393 Crawford Ct, Lake Worth, FL 33462-2511
Situs Address: 2393 Crawford Ct, Lake Worth, FL **Case No:** C-2024-11050003
PCN: 00-43-45-05-06-001-0611 **Zoned:** RS
Violations: 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the shipping/storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/13/2024 **Status:** CLS

Agenda No.: 115 **Complexity Level:** - **Status:** Active
Respondent: ANDRULEWICZ, PETER **CEO:** Ronald Ramos
2840 Banyan Ln, Lake Park, FL 33403-1307
Situs Address: 2840 Banyan Ln, West Palm Beach, FL **Case No:** C-2025-04100033
PCN: 00-43-42-17-02-009-0060 **Zoned:** CG
Violations: 1 **Details:** >In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
>>>MORE SPECIFICALLY, A BOOM TRUCK WEIGHING IN EXCESS OF 12,500LBS (GVWR). IS IMPROPERLY PARKED ON THE SITUS AND IT IS PARKED ON AN UNIMPROVED SURFACE (THE GRASS). Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Park vehicles on an improved surface or remove the vehicle(s).
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/11/2025 **Status:** SIT
2 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
>>>MORE SPECIFICALLY, A COMMERCIAL BOX TRUCK IN EXCESS OF 12.500LBS (GVWR) IS PARKED ON THE DRIVEWAY. Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/11/2025 **Status:** SIT

Agenda No.: 116 **Complexity Level:** - **Status:** Active
Respondent: Watt, Michael; Coelho, Maria **CEO:** Dennis A Hamburger
5273 Washington Rd, Delray Beach, FL 33484-8109 **Type:** Life Safety
Situs Address: 5273 Washington Rd, Delray Beach, FL **Case No:** C-2025-07070017
PCN: 00-42-46-23-02-000-3160 **Zoned:** RS
Violations: 1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 06, 2025 9:00 AM**

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 07/10/2025 **Status:** CCH

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

- 1. SPECIAL MAGISTRATE**
- 2. COUNTY ATTORNEY**
- 3. STAFF**

"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "