



CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Special Magistrate: Christy L Goddeau
Contested
Special Magistrate: Renee Clark
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:	Sanchez, Jose M			CEO:	Charles Zahn
	1528 16th Ave N, Lake Worth Beach, FL 33460-6418				
Situs Address:	4810 Witch Ln, Lake Worth, FL	Case No:	C-2024-07120019		
PCN:	00-42-44-25-14-006-0050	Zoned:	RM		
Violations:	<div>2Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 07/16/2024Status: CEH</div>				

Agenda No.:	002	Complexity Level:	1	Status:	Active
Respondent:	Campos, Rosa G			CEO:	Ray F Leighton
	2009 West Dr, West Palm Beach, FL 33409-6125				
Situs Address:	2009 West Dr, West Palm Beach, FL	Case No:	C-2024-06270030		
PCN:	00-43-43-30-15-013-0060	Zoned:	RM		
Violations:	<div>1Details: 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 paver brick driveway and parking area has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/09/2024Status: CEH</div> <div>2Details: 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 addition to the house has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/09/2024Status: CEH</div> <div>3Details: 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 7th Edition (2020) - 105.1 Issued: 07/09/2024Status: CEH</div>				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Agenda No.:	003	Complexity Level:	2	Status:	Active
Respondent:	BLUE LAKE OWNER LLC 1905 NW Corporate Blvd, Boca Raton, FL 33431			CEO:	Charles Zahn
Situs Address:	6615 Waterfront Xing, Lake Worth, FL			Case No:	C-2025-01170002
PCN:	00-42-44-27-38-001-0000			Zoned:	RH
Violations:	<div><div>1</div><div><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, construction work in multiple buildings and apartment units consisting of, air-condition repair, drywall removal, repair, replacement without a valid building permit.</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. Specifically, no certificate of completion on file for the work in progress.</p><p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p><p>Issued: 01/28/2025</p><p>Status: CEH</p></div></div>				

Agenda No.:	004	Complexity Level:	-	Status:	Active
Respondent:	Socarras, Ramon Reinier Sanchez; Torres, Naylin Milian 1134 Fernlea Dr, West Palm Beach, FL 33417-5461			CEO:	Christina G Stodd
Situs Address:	5391 Royal Palm Beach Blvd, West Palm Beach, FL			Case No:	C-2024-08200013
PCN:	00-41-43-02-00-000-7250			Zoned:	AR
Violations:	<div><div>1</div><div><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 shipping container 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: 08/21/2024</p><p>Status: CEH</p></div></div>				

Agenda No.:	005	Complexity Level:	1	Status:	Active
Respondent:	Perez, Ruben 3408 Cat Cay Rd, Lot 365, Lake Worth, FL 33462			CEO:	Joanna Mirodias
Situs Address:	3408 Cat Cay Rd, Lot 365, Lake Worth Beach, FL			Case No:	C-2025-01220013
PCN:				Zoned:	
Violations:	<div><div><div>1</div><div><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 rear addition 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: 01/22/2025</p><p>Status: CEH</p></div></div><div><div>2</div><div><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 attached storage structure located on the SE side of the mobile home without a valid building permit.</p><p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p>Issued: 01/22/2025</p><p>Status: CEH</p></div></div><div><div>3</div><div><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 plumbing in the rear addition 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: 01/22/2025</p><p>Status: CEH</p></div></div></div>				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

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, the electric in the rear addition 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: 01/22/2025</p> <p>Status: CEH</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, the carport 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: 01/22/2025</p> <p>Status: CEH</p>

Agenda No.: 006	Complexity Level: 1	Status: Active				
Respondent: Gonzalez, Lazaro M		CEO: Charles Zahn				
	2735 Freeport Rd, West Palm Beach, FL 33406-7710					
Situs Address: 2735 Freeport Rd, West Palm Beach, FL		Case No: C-2024-08160008				
PCN: 00-43-44-17-02-008-0250		Zoned: RS				
Violations:	<table><tr><td>1</td><td>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. Specifically, simi tractor parked in the rear yard area. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 01/27/2025 Status: CEH</td></tr><tr><td>2</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, metal fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/27/2025 Status: CEH</td></tr></table>		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. Specifically, simi tractor parked in the rear yard area. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 01/27/2025 Status: CEH	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, metal fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/27/2025 Status: CEH
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. Specifically, simi tractor parked in the rear yard area. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 01/27/2025 Status: CEH					
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, metal fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/27/2025 Status: CEH					

Agenda No.: 007	Complexity Level: 1	Status: Active				
Respondent: Estrella, Victor Rolanda		CEO: Charles Zahn				
	1531 Drexel Rd, Lot 399, West Palm Beach, FL 33417					
Situs Address: 1531 Drexel Rd, Lot 399, FL		Case No: C-2024-05240008				
PCN:		Zoned:				
Violations:	<table><tr><td>1</td><td><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, carport has been erected or installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed.</p><p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p><p>Issued: 05/31/2024</p><p>Status: CEH</p></td></tr><tr><td>4</td><td><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, mini split air conditioner and lights have been installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed.</p><p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p><p>Issued: 05/31/2024</p><p>Status: CEH</p></td></tr></table>		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, carport has been erected or installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p>Issued: 05/31/2024</p> <p>Status: CEH</p>	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, mini split air conditioner and lights have been installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p>Issued: 05/31/2024</p> <p>Status: CEH</p>
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, carport has been erected or installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p>Issued: 05/31/2024</p> <p>Status: CEH</p>					
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, mini split air conditioner and lights have been installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p>Issued: 05/31/2024</p> <p>Status: CEH</p>					

Agenda No.: 008	Complexity Level: 1	Status: Active
Respondent: Morales, Jazahaira I		CEO: Charles Zahn
	1531 Drexel Rd, Lot 401, West Palm Beach, FL 33417	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Situs Address:	1531 Drexel Rd, Lot 401, West Palm Beach, FL	Case No:	C-2024-05240009
PCN:		Zoned:	
Violations:	<div><div>1</div><div><div>Details:</div><div>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, roofed structure at the rear of the mobile home has been erected or installed without a valid building permit.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div><div><div>Issued:</div><div>05/31/2024</div></div><div><div>Status:</div><div>CEH</div></div></div>		

Agenda No.:	009	Complexity Level:	1	Status:	Active
Respondent:	CARTAYA, JOEL MARTY; RODRIGUEZ, ANA 5715 Banana Rd, West Palm Beach, FL 33413-1814			CEO:	Nedssa Miranda
Situs Address:	5715 Banana Rd, West Palm Beach, FL			Case No:	C-2025-02250013
PCN:	00-42-43-35-11-015-0210			Zoned:	RM
Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>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.</div><div>Store garbage containers so that they are screened from view from streets or public right-of-way.</div><div><div>Code:</div><div>Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</div></div><div><div>Issued:</div><div>03/06/2025</div></div><div><div>Status:</div><div>SIT</div></div></div><div><div>2</div><div><div>Details:</div><div>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.</div><div>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.</div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div><div><div>Issued:</div><div>03/06/2025</div></div><div><div>Status:</div><div>SIT</div></div></div><div><div>3</div><div><div>Details:</div><div>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.</div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div></div><div><div>Issued:</div><div>03/06/2025</div></div><div><div>Status:</div><div>SIT</div></div></div></div></div></div>				

Agenda No.:	010	Complexity Level:	1	Status:	Active
Respondent:	RAIMONDI, SALVATORE R; NEIL STEGALL TRUSTE OF THE RSR FAMILY TRUST DATED MARCH 29, 2017 4656 Lillian Ave, Lake Park, FL 33418-6135			CEO:	Nedssa Miranda
Situs Address:	Lillian Ave, FL			Case No:	C-2025-01290003
PCN:	00-42-42-24-01-000-0860			Zoned:	RE
Violations:	<div><div>1</div><div><div>Details:</div><div>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, shipping container/structure has been erected or installed without a valid building permit.</div></div><div><div>Obtain required building permits for the shipping container/structure or remove the shipping container/structure.</div></div><div><div>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div></div></div>				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2025

Status: CEH

cc: Neil Stegall Trustee Of The Rsr Family Trust Dated March 29, 2017

Agenda No.: 011
Respondent: ERICKSON, MICHAEL; ERICKSON, DONNA
5711 Lime Rd, West Palm Beach, FL 33413-1846
Situs Address: 5711 Lime Rd, West Palm Beach, FL
PCN: 00-42-43-35-11-010-0030

Complexity Level: -
Status: Active
CEO: Nedssa Miranda
Case No: C-2025-03040021
Zoned: RM

Violations:

- 1

Details: Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. Specifically, domesticated livestock shall be allowed accessory to a Single Family residential use on a lot a minimum of one acre. The above-cited parcel is not a minimum of one acre.

Remove all livestock from the premises.

Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 03/06/2025
Status: CEH
- 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, SHEDS/STRUCTURES has been erected or installed without a valid building permit.

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

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: 03/06/2025
Status: CEH
- 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.

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: 03/06/2025
Status: CEH
- 5

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: 03/06/2025
Status: CEH
- 6

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. Repair the fence on the property

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 03/06/2025
Status: CEH
- 7

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

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	Issued: 03/06/2025	Status: CEH
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Agenda No.:	012	Complexity Level: -	Status: Removed
Respondent:	Anthony E. Pafumi, JR. and Linda Pafumi, as co-trustees of The Pafumi Living Trust, U/A dated November 18th, 2014 7891 160th Ln N, Palm Beach Gardens, FL 33418-7462		CEO: Jamie G Illicete
Situs Address:	7891 160th Ln N, Palm Beach Gardens, FL	Case No:	C-2024-10150027
PCN:	00-42-41-09-00-000-8140	Zoned:	AR
Violations:	<div>4<div>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, wood and wire fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 10/21/2024</div>Status: CEH</div>		

Agenda No.:	013	Complexity Level: -	Status: Active
Respondent:	Carter, William C Jr 7941 160th Ln N, Palm Beach Gardens, FL 33418-7450		CEO: Jamie G Illicete
Situs Address:	7941 160th Ln N, Palm Beach Gardens, FL	Case No:	C-2024-10150026
PCN:	00-42-41-09-00-000-8150	Zoned:	AR
Violations:	<div>1<div>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. More specifically, vegetation is overgrown and not being maintained. Vegetation is growing onto structure and onto vehicle(s). Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 10/21/2024</div>Status: CEH</div> <div>2<div>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, more specifically vehicle with expired tag being improperly parked on the property. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 10/21/2024</div>Status: CEH</div> <div>3<div>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 a motor vehicle which is inoperable and in a state of disrepair on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/21/2024</div>Status: CEH</div>		

Agenda No.:	014	Complexity Level: -	Status: Active
Respondent:	Patrick Joseph Hayes, as Trustee of the Patrick Joseph Hayes Living Trust, dated December 9, 2021 19267 W Indies Ln, Jupiter, FL 33469-2055		CEO: Jamie G Illicete
Situs Address:	19267 W Indies Ln, Jupiter, FL	Case No:	C-2024-08210009
PCN:	00-42-40-25-04-003-0030	Zoned:	RS
Violations:	<div>2<div>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, brick paver driveway extension has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/26/2024</div>Status: CEH</div>		

Agenda No.:	015	Complexity Level: -	Status: Active
Respondent:	22905tradewindroad LLC 6256 SW 20th St, North Lauderdale, FL 33068		CEO: Teresa G Rouse

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Situs Address:	22905 Tradewind Rd, Boca Raton, FL	Case No:	C-2025-02050004
PCN:	00-41-47-36-03-000-4590	Zoned:	AR
Violations:	<div><div>1Details: 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, an inoperable vehicle parked in the driveway, automotive parts, equipment, ladders and similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/07/2025Status: CEH</div><div>2Details: 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 metal framed 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: 02/07/2025Status: CEH</div><div>3Details: 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. Specifically, the yard is overgrown and not being maintained. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 02/07/2025Status: CEH</div></div>		
cc:	22905tradewindroad Llc Occupant		

Agenda No.:	016	Complexity Level:	1	Status:	Active
Respondent:	HRC Investment Group LLC 348 Davis Rd, Lake Worth Beach, FL 33461-1905			CEO:	Ray F Leighton
Situs Address:	4168 Colle Dr, Lake Worth, FL			Case No:	C-2025-02270016
PCN:	00-42-44-13-06-002-0180			Zoned:	RS
Violations:	<div><div><div>1</div><div>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: 02/28/2025 Status: CEH</div></div><div><div>2</div><div>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. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 02/28/2025 Status: CEH</div></div></div>				

Agenda No.:	017	Complexity Level:	-	Status:	Active						
Respondent:	Palm Elite Car Wash Inc. 2978 S Jog Rd, A, Greenacres, FL 33467	CEO:	Ray F Leighton								
Situs Address:	4526 Military, FL	Case No:	C-2025-01080013								
PCN:	00-42-44-25-00-000-5010	Zoned:	UI								
Violations:	<table><tr><td>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: 01/23/2025 Status: CEH</td></tr><tr><td>2</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: 01/23/2025 Status: CEH</td></tr><tr><td>3</td><td>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fence is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</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: 01/23/2025 Status: CEH	2	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: 01/23/2025 Status: CEH	3	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fence is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
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: 01/23/2025 Status: CEH										
2	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: 01/23/2025 Status: CEH										
3	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fence is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)										

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Issued: 01/23/2025	Status: CEH
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cc: Hernandez, Eddy A

Agenda No.: 018

Respondent: Louis, Olbry Saint

Situs Address: Meadowgreen Trl, FL

PCN: 00-42-44-36-04-000-0240

Violations:

Complexity Level: 1

508 NW 9th Ave, Boynton Beach, FL 33435-3033

00-42-44-36-04-000-0240

1

Status: Active

CEO: Charles Zahn

Case No: C-2025-02100012

Zoned: AR

Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)

Issued: 02/10/2025

Status: CEH

cc: Code Compliance

Agenda No.: 019

Respondent: Oliva, Yailyn; Gonzalez, Evelio L; Trujillo, Edier S

Situs Address: 692 S Haverhill Rd, West Palm Beach, FL

PCN: 00-42-44-01-13-000-0050

Violations:

Complexity Level: -

692 S Haverhill Rd, West Palm Beach, FL 33415-3804

00-42-44-01-13-000-0050

1

Status: Active

CEO: RI Thomas

Case No: C-2025-02280006

Zoned: RM

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: Unified Land Development Code - 6.D.1.A.2.a

Issued: 03/03/2025

Status: CEH

Agenda No.: 020

Respondent: PENNMARK WEST PALM, LLC

Situs Address: 609 Runyon Vlg, A (A.K.A 3405 State Road 15), Belle Glade, FL

PCN: 00-37-43-17-00-000-3030

Violations:

Complexity Level: -

1515 N FLAGLER Dr, Ste 220, West Palm Beach, FL 3340

00-37-43-17-00-000-3030

1

Status: Active

CEO: Joanna Mirodias

Case No: C-2025-03110011

Zoned: AP

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.

Code: PBC Amendments to FBC 8th Edition (2023) - 116.1

Issued: 03/11/2025

Status: CEH

Agenda No.: 021

Respondent: Truong, Kyle

Situs Address: 6716 Hillside Ln, Lake Worth, FL

PCN: 00-43-45-04-00-000-7780

Violations:

Complexity Level: 1

2509 Sun Up Ln, Lake Worth, FL 33462-2543

00-43-45-04-00-000-7780

2

Status: Active

CEO: Joanna Mirodias

Case No: C-2024-11050004

Zoned: RS

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 thatched roof structures/tiki huts has been erected or installed without a valid building permit.

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

Issued: 01/28/2025

Status: CLS

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, the driveway extension has been erected or installed without a valid building permit.

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

ePZB / CE_Merge_Agenda.rpt-1062

Page: 8 of 38

Print Date: 6/6/2025 04:01 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

	Issued: 01/28/2025	Status: CEH	
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, the vinyl fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/28/2025		Status: CEH

cc: Truong, Kyle

Agenda No.: 022	Complexity Level: 1	Status: Active						
Respondent: Yaniel & Son Construction, LLC 2700 Ranch House Rd, West Palm Beach, FL 33406 United States		CEO: Ray F Leighton						
Situs Address: 4174 Wilkinson Dr, Lake Worth, FL		Case No: C-2024-11190001						
PCN: 00-43-44-30-01-021-0021		Zoned: RM						
Violations:	<table><tr><td>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 carport enclosure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/20/2024</td><td>Status: CEH</td></tr><tr><td>2</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, replacement windows and doors has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/20/2024</td><td>Status: CEH</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 carport enclosure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/20/2024	Status: CEH	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, replacement windows and doors has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/20/2024	Status: CEH
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 carport enclosure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/20/2024	Status: CEH						
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, replacement windows and doors has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/20/2024	Status: CEH						

Agenda No.: 023	Complexity Level: -	Status: Active									
Respondent: Graniffo, Alejandro A 10664 Boca Entrada Blvd, Boca Raton, FL 33428-5872		CEO: Teresa G Rouse									
Situs Address: 10664 Boca Entrada Blvd, Boca Raton, FL		Case No: C-2025-03120001									
PCN: 00-41-47-36-07-000-1270		Zoned: AR									
Violations:	<table><tr><td>1</td><td>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence and/or gate are in a state of disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 03/12/2025</td><td>Status: CEH</td></tr><tr><td>2</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, six-foot 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: 03/12/2025</td><td>Status: CEH</td></tr><tr><td>3</td><td>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. More specifically, the trailer parked on the driveway is not properly screened from view in accordance with this code section. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 03/12/2025</td><td>Status: CEH</td></tr></table>		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 fence and/or gate are in a state of disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 03/12/2025	Status: CEH	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, six-foot 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: 03/12/2025	Status: CEH	3	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. More specifically, the trailer parked on the driveway is not properly screened from view in accordance with this code section. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 03/12/2025	Status: CEH
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 fence and/or gate are in a state of disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 03/12/2025	Status: CEH									
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, six-foot 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: 03/12/2025	Status: CEH									
3	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. More specifically, the trailer parked on the driveway is not properly screened from view in accordance with this code section. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 03/12/2025	Status: CEH									

Agenda No.: 024	Complexity Level: -	Status: Active
Respondent: Williams, Ronald 102 NE 2nd St, 189, Boca Raton, FL 33432-3908		CEO: Teresa G Rouse

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Situs Address: 10468 Sandalfoot Blvd, Boca Raton, FL

PCN: 00-41-47-25-02-000-1290

Violations:

Case No: C-2025-03030016

Zoned: AR

1

Details:

Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, window is broken and in disrepair.

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

Issued: 03/03/2025

Status: CEH

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, crates, construction materials, household furniture, vegetative debris, and similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 03/03/2025

Status: CEH

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 yard is overgrown and are not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)

Issued: 03/03/2025

Status: CEH

4

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. More specifically, a camper parked on the property is not properly screened from view in accordance with this code section.

Code: Unified Land Development Code - 6.D.1.A.3.c

Issued: 03/03/2025

Status: CEH

5

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, the mobile homes skirting is in disrepair.

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

Issued: 03/03/2025

Status: CEH

cc: Occupant

Agenda No.: 025

Respondent: YM 26 Flex LLC

Situs Address: 1560 Latham Rd, 8, West Palm Beach, FL

PCN: 00-43-43-29-00-000-3030

Violations:

Complexity Level: 1

Status: Active

CEO: Brian Burdett

Case No: C-2024-11140005

Zoned: CG

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. More specifically altering site plan without proper approval.

Code: Unified Land Development Code - 1.A.2

Issued: 11/14/2024

Status: CEH

2

Details:

Landscape areas which are required to be created or preserved, shall not be used for temporary parking or the storage/display of materials or sale of products or services. More specifically, vehicle parked on non-designated areas of parking.

Code: Unified Land Development Code - 7.F.3.A.5

Issued: 11/14/2024

Status: CEH

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, asphaltting parking area has been erected or installed without a valid building permit.

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

Issued: 11/14/2024

Status: CEH

cc: Ym 26 Flex Llc

Agenda No.: 026

Respondent: BOCA WHARFSIDE LLC

Complexity Level: -

Status: Active

CEO: Adam F Moulton

ePZB / CE_Merge_Agenda.rpt-1062

Page: 10 of 38

Print Date: 6/6/2025 04:01 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL
33487

Situs Address: 6919 SW 18th St, Building 1, Boca Raton, FL

Case No: C-2024-09130017

PCN: 00-42-47-34-25-001-0000

Zoned: RS

Violations:

3

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 # E-2018-012439-0000 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, E-2018-012439-0000 does not have a certificate of completion.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 09/16/2024

Status: CEH

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, permit # B-2018-005114-0000 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, B-2018-005114-0000 does not have a certificate of completion.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 09/16/2024

Status: CEH

cc: Boca Wharfside Llc

Agenda No.: 027

Complexity Level: 3

Status: Postponed

Respondent: Bridgewood Mid-Rise Condominium I Association, INC.

CEO: Patrick L Prentice

980 N Federal Hwy, Ste 440, Boca Raton, FL 33432

Situs Address: 1700 Bridgewood Dr, Boca Raton, FL

Case No: C-2023-09180013

PCN:

Zoned:

Violations:

1

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. Specifically, water is leaking into 1766 Bridgewood Dr from the exterior of the residence.

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

Issued: 09/26/2023

Status: CEH

cc: Bridgewood Mid-Rise Condominium I Association, Inc.
Bridgewood Mid-Rise Condominium I Association, Inc.

Agenda No.: 028

Complexity Level: 3

Status: Postponed

Respondent: Flinkman, Dolores

CEO: Patrick L Prentice

1771 Bridgewood Dr, Boca Raton, FL 33434-4141

Situs Address: 1771 Bridgewood Dr, Boca Raton, FL

Case No: C-2024-02070015

PCN: 00-42-47-16-03-000-1771

Zoned: AR

Violations:

1

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.

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

Issued: 02/07/2024

Status: CEH

cc: Bloom & Freeling Attorneys At Law

Agenda No.: 029

Complexity Level: 1

Status: Active

Respondent: QUESADA, NICHOLAS; ABREU-QUESADA, YAIMA

CEO: John Gannotti

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

JULY 02, 2025 9:00 AM

1758 Donna Rd, West Palm Beach, FL 33409-5206		
Situs Address:	1758 Donna Rd, West Palm Beach, FL	Case No: C-2024-12160001
PCN:	00-43-43-29-00-000-3020	Zoned: IL
Violations:	<div><div>1</div><div><div>Details:</div><div>No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, concrete material storage/sale/distribution.</div><div><div>Code:</div><div>Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17</div><div><div>Issued:</div><div>01/02/2025</div><div><div>Status:</div><div>CEH</div></div></div></div><div><div>2</div><div><div>Details:</div><div>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.</div><div><div></div><div>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.</div><div><div>Code:</div><div>Unified Land Development Code - 1.A.2</div><div><div>Issued:</div><div>01/02/2025</div><div><div>Status:</div><div>CEH</div></div></div></div></div></div></div></div></div>	

Agenda No.:	030	Complexity Level:	1	Status:	Active
Respondent:	THE BUSER FAMILY TRUST DATE THE 9 DAY OF DECEMBER 2020, LONNIE R. BUSER AND JEAN B BU TRUSTEES			CEO:	Nedssa Miranda
	5070 Pat Pl, West Palm Beach, FL 33407-1652				
Situs Address:	5070 Pat Pl, West Palm Beach, FL			Case No:	C-2025-03110028
PCN:	00-42-43-02-007-0100			Zoned:	RM
Violations:	<div><div><div>1</div><div><div>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.</div><div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</div><div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div><div><div>Issued: 03/13/2025</div><div><div>Status: CEH</div></div></div></div></div></div><div><div><div>2</div><div><div>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.</div><div><div>Maintain all exterior surfaces in accordance with Section 14-33 (b).</div><div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</div><div><div>Issued: 03/13/2025</div><div><div>Status: CEH</div></div></div></div></div></div></div></div></div></div>				

Agenda No.:	031	Complexity Level:	1	Status:	Active
Respondent:	PC PALM BEACH ACQUISITION #18 LLC 3981 SW 58 St, FORTLAUDERDALE, FL 33312			CEO:	Nedssa Miranda
Situs Address:	7153 Southern Blvd, West Palm Beach, FL			Case No:	C-2025-02040006
PCN:	00-42-43-27-05-006-3602			Zoned:	IL
Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div></div><div><div>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, including but not limited to all items scattered all over the buildings.</div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div><div>Issued:</div><div>02/04/2025</div><div><div>Status:</div><div>CEH</div></div></div></div></div></div>				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

2	<p>Details: Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises. Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:</p> <p>i. Outdoor Storage and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations.</p> <p>ii. Parking and storage of vehicles and trailers shall be on an improved surface</p> <p>Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:</p> <p>i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.</p> <p>ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.</p> <p>Code: Unified Land Development Code - 5.B.1.A.3.a Unified Land Development Code - 5.B.1.A.3.b Unified Land Development Code - 5.B.1.A.3.c & d</p> <p>Issued: 02/04/2025 Status: CEH</p>
3	<p>Details: Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachments.</p> <p>Assure that all off-street parking spaces are provided and maintained for the use of customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachments.</p> <p>Code: Unified Land Development Code - 6.A.1.D.3.</p> <p>Issued: 02/04/2025 Status: CEH</p>
4	<p>Details: Repair and Maintenance, Heavy</p> <p>a. Definition - an establishment engaged in the repair and maintenance of automobiles, recreational vehicles, boats, motorcycles, personal watercraft; or the repair and maintenance of heavy equipment or machinery, commercial vehicles or trailers, marine vessels, or similar; or, media blasting, paint stripping, and paint or body work.</p> <p>f. Outdoor Parking or Storage</p> <p>2) All vehicles or equipment shall be parked in designated storage areas, except for the following:</p> <p>a) Automobiles dropped off by customers may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period; and,</p> <p>b) Automobiles placed for customer pickup may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period.</p> <p>Assure that all vehicles and/or equipment is parked in designated storage areas, except for the following:</p> <p>a) Automobiles dropped off by customers may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period; and,</p> <p>b) Automobiles placed for customer pickup may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period.</p> <p>Code: Unified Land Development Code - 4.B.2.C.30.a. & f.</p> <p>Issued: 02/04/2025 Status: CEH</p>
5	<p>Details: Landscape areas which are required to be created or preserved, shall not be used for temporary parking or the storage/display of materials or sale of products or services.</p> <p>Cease allowing landscape areas to be used for temporary parking or the storage/display of materials or sale of products or services.</p> <p>Code: Unified Land Development Code - 7.F.3.A.5</p> <p>Issued: 02/04/2025 Status: CEH</p>

cc: Pc Palm Beach Acquisition #18 Llc

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Situs Address:	5656 Lime Rd, West Palm Beach, FL		Case No:	C-2025-02110011
PCN:	00-42-43-35-10-011-0080		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, GARAGE/ADDITION/STRUCTURE has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the GARAGE/ADDITION/STRUCTURE or remove the GARAGE/ADDITION/STRUCTURE.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 02/19/2025 Status: CEH</p>		
	2	<p>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.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p>Issued: 02/19/2025 Status: CEH</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, MEMBRANE COVER/STRUCTURE has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the MEMBRANE COVER/STRUCTURE or remove the MEMBRANE COVER/STRUCTURE.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 02/19/2025 Status: CEH</p>		
	5	<p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Repair/maintain all accessory structures in disrepair. More specifically, the membrane cover in the rear backyard.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</p> <p>Issued: 02/19/2025 Status: CEH</p>		
	6	<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, INACTIVE ELECTRICAL CHANGE OF SERVICE permit # E-2013-017150-0000 has become inactive or expired.</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, INACTIVE ELECTRICAL CHANGE OF SERVICE permit # E-2013-017150-0000</p> <p>Obtain a Certificate of Completion for INACTIVE ELECTRICAL CHANGE OF SERVICE permit # E-2013-017150-0000</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 02/19/2025 Status: CEH</p>		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

JULY 02, 2025 9:00 AM

Situs Address: 20590 Carousel Cir W, Boca Raton, FL

PCN: 00-42-47-18-03-002-0020

Violations:

Case No: C-2025-01270024

Zoned: RS

1

Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, there is a White Box truck, and a Ford car parked on the grass on the side of this residential property.

Code: Unified Land Development Code - 6.D.1.A.1.b.2

Issued: 01/27/2025

Status: CEH

cc: Code Compliance

Agenda No.: 035

Respondent: Henderson, David J; Henderson, Lynne M
14187 Paradise Point Rd, Palm Beach Gardens, FL
33410-1141

Situs Address: 14187 Paradise Point Rd, Palm Beach Gardens, FL

PCN: 00-43-41-20-00-000-7290

Violations:

Complexity Level: -

Case No: C-2024-05100022

Zoned: RS

2

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.

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, permit # E-2018-014360-0000 for Electrical Generator and Tank has become inactive or expired. Failed to obtain a Certificate of Completion for permit # E-2018-014360-0000 for Electrical Generator and Tank.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 05/16/2024

Status: CLS

Agenda No.: 036

Respondent: Landau, Faigy; Landau, Samuel; Schwartz, Yeshiah
215 Skillman St, Brooklyn, NY 11205-4510

Situs Address: 314 Wellington M, West Palm Beach, FL

PCN: 00-42-43-23-22-013-3140

Violations:

Complexity Level: 1

Case No: C-2025-01240016

Zoned: RH

1

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 # B-2023-046489-0000 interior improvement has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1

Issued: 01/24/2025

Status: CEH

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, # B-2023-046489-0000.

Code: PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 01/24/2025

Status: CEH

3

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 # E-2023-046489-0001 General electric has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1

Issued: 01/24/2025

Status: CEH

ePZB / CE_Merge_Agenda.rpt-1062

Page: 15 of 38

Print Date: 6/6/2025 04:01 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

4	<p>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, E-2023-046489-0001.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 01/24/2025 Status: CEH</p>
5	<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 # P-2023-046489-0002 General plumbing has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p>Issued: 01/24/2025 Status: CEH</p>
6	<p>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, # P-2023-046489-0002.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 01/24/2025 Status: CEH</p>
7	<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 # M-2023-046489-0003 HVAC (Sub) has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p>Issued: 01/24/2025 Status: CEH</p>
8	<p>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, #M-2023-046489-0003.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 01/24/2025 Status: CEH</p>

cc: Landau, Faigy
Landau, Samuel
Schwartz, Yeshiah

Agenda No.: 037	Complexity Level: 1	Status: Active						
Respondent: Lopez, Ana Silvia Maldonado 3925 Tuskegee Dr, Lake Worth, FL 33462-2121		CEO: Maggie Bernal						
Situs Address: 3925 Tuskegee Dr, Lake Worth, FL		Case No: C-2025-03180001						
PCN: 00-43-45-06-04-017-0070		Zoned: RM						
Violations:	<table><tr><td>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/debris (pavers), construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/19/2025 Status: CEH</td></tr><tr><td>2</td><td>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: 03/19/2025 Status: CEH</td></tr><tr><td>4</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: Driveway extension has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/19/2025 Status: CEH</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/debris (pavers), construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/19/2025 Status: CEH	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: 03/19/2025 Status: CEH	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: Driveway extension has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/19/2025 Status: CEH
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/debris (pavers), construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/19/2025 Status: CEH							
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: 03/19/2025 Status: CEH							
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: Driveway extension has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/19/2025 Status: CEH							

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Agenda No.: 038
Respondent: McNab, Tara
13195 164th Ct N, Jupiter, FL 33478-6500
Situs Address: 13195 164th Ct N, Jupiter, FL
PCN: 00-41-41-09-00-000-5240

Complexity Level: -
Status: Active
CEO: Jamie G Illicete
Case No: C-2025-02030014
Zoned: AR

Violations:	<div><div>1</div><div><div>Details:</div><div>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, accessory structure, metal roof pole barn on the west side of the structure has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 02/04/2025</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.</div><div>Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.</div><div>More specifically, accessory structure, metal roof pole barn on the west side of the structure has been erected or installed without Floodplain approval.</div><div>Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C</div><div>Issued: 02/04/2025</div><div>Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>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, accessory structure, metal roof pole barn on the east side of the structure has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 02/04/2025</div><div>Status: CEH</div></div></div> <div><div>4</div><div><div>Details:</div><div>Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.</div><div>Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.</div><div>More specifically, accessory structure, metal roof pole barn on the east side of the structure has been erected or installed without Floodplain approval.</div><div>Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C</div><div>Issued: 02/04/2025</div><div>Status: CEH</div></div></div>
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Agenda No.: 039
Respondent: Laurelwood at Indian Spring Homeowners' Association, Inc
980 N Federal Hwy, Ste 440, Boca Raton, FL 33432
Situs Address: 11505 Victoria Cir, Boynton Beach, FL
PCN: 00-42-45-34-09-001-0000

Complexity Level: -
Status: Removed
CEO: Richard F Cataldo
Case No: C-2025-02180021
Zoned: RS

Violations:	<div><div>3</div><div><div>Details:</div><div>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, pool resurface and tilework without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div></div>
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

	Issued: 02/24/2025	Status: CLS
cc: Laurelwood At Indian Spring Homeowners' Association, Inc.		

Agenda No.: 040

Respondent: RESICAP FLORIDA OWNER II LLC

Situs Address: 10226 Boynton Place Cir, Boynton Beach, FL

PCN: 00-42-45-26-26-000-3330

Violations:

Complexity Level: -

1200 S Pine Island Rd, Plantation, FL 33324

10226 Boynton Place Cir, Boynton Beach, FL

00-42-45-26-26-000-3330

Status: Active

CEO: Richard F Cataldo

Case No: C-2025-02240033

Zoned: RS

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 and extended with concrete without a valid building permit.

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

Issued: 02/26/2025

2

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: 02/26/2025

cc: Resicap Florida Owner Ii Llc
Resicap Florida Owner Ii Llc

Agenda No.: 041

Respondent: Peyton, Peggy W

Situs Address: 15125 129th Pl N, Jupiter, FL

PCN: 00-41-41-15-00-000-7130

Violations:

Complexity Level: -

15125 129th Pl N, Jupiter, FL 33478-3572

15125 129th Pl N, Jupiter, FL

00-41-41-15-00-000-7130

Status: Active

CEO: Jamie G Illicete

Case No: C-2025-03250021

Zoned: AR

1

Details: The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. More specifically vacant structure not being maintained in a manner required of occupied structures. Exterior windows, exterior doors, exterior walls and roof areas are in disrepair and not maintained in a clean, safe and intact condition, and water-and-weather-tight. Vacant structure is open and accessible.

Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)

Issued: 03/26/2025

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.

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 of glass, building material, construction debris, debris, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)
Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 03/26/2025

3

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. More specifically, vegetation on property is overgrown and not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

Issued: 03/26/2025

4

Details: Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically, exterior stairway, porch, wood decks and railings are in disrepair.

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

ePZB / CE_Merge_Agenda.rpt-1062

Page: 18 of 38

Print Date: 6/6/2025 04:01 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

	Issued: 03/26/2025		Status: CEH
	5	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. More specifically, numerical address not posted at the property.	
		Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)	
		Issued: 03/26/2025	
			Status: CEH
	6	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, wood and wire fencing not being maintained and are in disrepair.	
		Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)	
		Issued: 03/26/2025	
			Status: CEH

Agenda No.: 042

Respondent: ROBBINS, ERIC J

Situs Address: 6580 Via Regina, Boca Raton, FL

PCN: 00-42-47-34-15-014-0120

Complexity Level: -

6580 Via Regina, Boca Raton, FL 33433-3909

Case No: C-2024-05070123

Zoned: RS

Status: Active

CEO: Adam F Moulton

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, Rear Sliding Glass Doors have been installed without a valid building permit.	
		Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
		Issued: 07/19/2024	
		Status: CEH	

Agenda No.: 043

Respondent: Wantz, Susan D

Situs Address: 10132 Marlin Cir, Boca Raton, FL

PCN: 00-41-47-25-02-000-0090

Complexity Level: -

10132 Marlin Cir, Boca Raton, FL 33428-5422

Case No: C-2025-03070009

Zoned: AR

Status: Active

CEO: Teresa G Rouse

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. More specifically, the vehicle parked on the driveway appears to have an expired registration.	
		Code: Unified Land Development Code - 6.D.1.A.1.b.1	
		Issued: 03/07/2025	
		Status: CEH	
	2	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. More specifically, the roof and fascia are in a state of disrepair.	
		Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)	
		Issued: 03/07/2025	
		Status: CEH	
	3	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles are parking on the grass which is not considered an improved surface.	
		Code: Unified Land Development Code - 6.D.1.A.1.b.2	
		Issued: 03/07/2025	
		Status: CEH	
	4	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, the mobile home skirting is in a state of disrepair.	
		Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)	
		Issued: 03/07/2025	
		Status: CEH	

Agenda No.: 044

Respondent: Hall, Richard D; Hall, Robin G

Situs Address: 22719 Horse Shoe Way, Boca Raton, FL

PCN: 00-41-47-26-04-004-0010

Complexity Level: -

22719 Horse Shoe Way, Boca Raton, FL 33428-5505

Case No: C-2025-01130002

Zoned: RE

Status: Active

CEO: Teresa G Rouse

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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 chickee hut has been erected or installed on the property without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 01/13/2025</div><div>Status: CEH</div></div></div>
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Agenda No.:	045	Complexity Level: -	Status: Active
Respondent:	De Oliveira, Victor Bertolini; Abreu Bertolini, Myrna De Campos	CEO: Teresa G Rouse	
	4730 Betelnut St, Boca Raton, FL 33428-4108		
Situs Address:	4730 Betelnut St, Boca Raton, FL	Case No: C-2024-10150003	
PCN:	00-41-47-25-07-016-0120	Zoned: RS	
Violations:	<div><div>1</div><div><div>Details:</div><div>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, interior alterations of the homes structural, electrical, plumbing, and mechanical have been altered without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/17/2024</div><div>Status: CEH</div></div><div><div>2</div><div><div>Details:</div><div>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, exterior alterations of the homes structure have been altered without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/17/2024</div><div>Status: CEH</div></div></div></div>		

Agenda No.:	046	Complexity Level: -	Status: Active
Respondent:	Chandler, William J; Chandler, Rachel; Vening, Barton	CEO: Steve R Newell	
	753 Hummingbird Way, Apt 3, North Palm Beach, FL 33408-5100		
Situs Address:	11170 Monet Ridge Rd, Palm Beach Gardens, FL	Case No: C-2025-01100008	
PCN:	00-43-42-06-01-000-0300	Zoned: RS	
Violations:	<div><div>2</div><div><div>Details:</div><div>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.</div><div>Specifically, screen the boat and trailers from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.c</div><div>Issued: 01/15/2025</div><div>Status: CEH</div></div></div>		

Agenda No.:	047	Complexity Level: -	Status: Active
Respondent:	Michael Cimbrec; and Guardian for Trenton R. Rodriguez	CEO: Steve R Newell	
	3335 Bermuda Rd, Palm Beach Gardens, FL 33410-2459		
Situs Address:	3335 Bermuda Rd, Palm Beach Gardens, FL	Case No: C-2024-08130004	
PCN:	00-43-41-31-02-021-0190	Zoned: RM	
Violations:	<div><div>2</div><div><div>Details:</div><div>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 has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 08/21/2024</div><div>Status: CEH</div></div></div>		

Agenda No.:	048	Complexity Level: -	Status: Active
Respondent:	Da Silva, Manoelle L	CEO: Steve R Newell	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

4844 Brady Ln, Palm Beach Gardens, FL 33418-5708		
Situs Address:	4844 Brady Ln, Palm Beach Gardens, FL	Case No: C-2025-02100033
PCN:	00-42-42-13-08-000-0251	Zoned: RM
Violations:	<div><div>1</div><div>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-2021-040968 (window and door replacement) has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 02/19/2025 Status: CEH</div></div> <div><div>2</div><div>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 driveway. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 02/19/2025 Status: CEH</div></div>	

Agenda No.:	049	Complexity Level:	1	Status:	Active
Respondent:	LEE, MINH QUANG 16824 Matisse Dr, Delray Beach, FL 33446-2312			CEO:	Nedssa Miranda
Situs Address:	5793 Lime Rd, West Palm Beach, FL			Case No:	C-2025-03170043
PCN:	00-42-43-35-12-025-0070			Zoned:	RM
Violations:	<div><div>3</div><div>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: SIT</div></div>				

Agenda No.:	050	Complexity Level:	-	Status:	Active
Respondent:	KRG BOCA RATON PALMS PLAZA LLC 801 US Highway 1, North Palm Beach, FL 33408 United States			CEO:	Adam F Moulton
Situs Address:	22191 Powerline Rd, Boca Raton, FL			Case No:	C-2025-03030022
PCN:	00-42-47-28-01-021-0040			Zoned:	
Violations:	<div><div>1</div><div>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 alterations to convert property into a nail salon/spa including plumbing have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/05/2025 Status: CEH</div></div>				

cc: Krg Boca Raton Palms Plaza Llc
Queen Nails

Agenda No.:	051	Complexity Level:	-	Status:	Active
Respondent:	CGI FUND I BOCA LLC 9300 S Dadeland Blvd, Ste 600, Miami, FL 33156			CEO:	Darrin L Emmons
Situs Address:	20283 S State Road 7, 400, Boca Raton, FL	Case No:	C-2025-01060023		
PCN:	00-41-47-13-25-003-0000	Zoned:	MUPD		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Violations:

2

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, HVAC permit # M-2024-008454-0000 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, the HVAC permit M-2024-008454-0000 has become inactive.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 01/22/2025

Status: CEH

cc:

Cgi Fund I Boca Llc
Cgi Fund I Boca Llc

Agenda No.:

052

Complexity Level: -

Status: Active

Respondent:

ANNIS, ERNESTINE CLAYTON
3576 N Old Dixie Hwy, Delray Beach, FL 33483-6308

CEO:

Richard F Cataldo

Situs Address:

3576 Old Dixie Hwy, Delray Beach, FL

Case No:

C-2025-02270031

PCN:

00-43-46-04-17-000-0860

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, the electrical outlet in the front yard has been installed without a valid building permit.

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

Issued: 03/05/2025

Status: CEH

cc:

Annis, Alice
Annis, Ronald

Agenda No.:

053

Complexity Level: -

Status: Active

Respondent:

DELRAY RESTORATION & MAINTENANCE LLC
1015 Ventnor Ave, Apt E, Delray Beach, FL 33444-3410

CEO:

Dennis A Hamburger

Situs Address:

318 Burgundy G, Delray Beach, FL

Case No:

C-2024-12020011

PCN:

00-42-46-23-05-007-3180

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, mechanical, plumbing and electric renovations have been erected or installed without a valid building permit.

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

Issued: 12/05/2024

Status: CEH

Agenda No.:

054

Complexity Level: -

Status: Active

Respondent:

GREEN LIVING CONSTRUCTION INC
125 W Hidden Valley Blvd, Apt 8, Boca Raton, FL 33487-1561

CEO:

Steve G Bisch

Situs Address:

Lake Blvd, Delray Beach, FL

Case No:

C-2025-03070024

PCN:

00-42-46-23-02-000-4200

Zoned:

RS

Violations:

1

Details:

Parking shall be prohibited on all vacant properties.

Code: Unified Land Development Code - 6.D.1.A.1.c

Issued: 03/07/2025

Status: CEH

Agenda No.:

055

Complexity Level: -

Status: Active

Respondent:

Hand, Guy; Nicola, Barry
16281 E Mayfair Dr, Loxahatchee, FL 33470

CEO:

Timothy M Madu

ePZB / CE_Merge_Agenda.rpt-1062

Page: 22 of 38

Print Date: 6/6/2025 04:01 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Situs Address: 16281 E Mayfair Dr, Loxahatchee, FL
PCN: 00-40-43-24-00-000-3220

Case No: C-2024-12170002
Zoned: AR

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 wood and wire fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/30/2024

Status: CEH

Agenda No.: 056
Respondent: Cambronero, Francisco J; Cambronero, Lesly Y
4370 Forest Rd, West Palm Beach, FL 33406-4897

Complexity Level: -
Status: Active
CEO: Ray F Leighton

Situs Address: 4370 Forest Rd, West Palm Beach, FL
PCN: 00-42-44-12-02-000-0621

Case No: C-2024-10070024
Zoned: RM

Violations:

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, paver brick driveway(s) have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/09/2024

Status: CEH

Agenda No.: 057
Respondent: LAKE CLARKE GARDENS CONDOMINIUM, INC.
1700 PALM BEACH LAKES Blvd, Ste 600, West Palm Beach, FL 33401

Complexity Level: -
Status: Active
CEO: Caroline Foulke

Situs Address: 2647 N Garden Dr, 202, Lake Worth, FL
PCN: 00-43-44-17-31-000-2020

Case No: C-2025-03140006
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, plumbing and structural permit for compromising fire wall and unit has been done without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/20/2025

Status: CEH

cc: Lake Clarke Gardens Condo Inc

Agenda No.: 058
Respondent: TREJOS YACHT REFINISHING INC
6250 Oakview Ln, Lake Worth, FL 33463-6647

Complexity Level: 1
Status: Active
CEO: Nick N Navarro

Situs Address: 6250 Oak View Ln, Lake Worth, FL
PCN: 00-42-44-34-11-000-0460

Case No: C-2025-02260037
Zoned: RS

Violations:

1

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: 02/27/2025

Status: CEH

Agenda No.: 059
Respondent: Merugu, Kiran; Vasireddy, Padmaja
1047 Grove Park Cir, Boynton Beach, FL 33436-9437

Complexity Level: -
Status: Active
CEO: Timothy M Madu

Situs Address: 50th St N, FL
PCN: 00-40-43-10-00-000-3110

Case No: C-2025-04020013
Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Violations:	<div>1<div>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 garbage/trash on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/07/2025 Status: CEH</div></div>
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Agenda No.: 060
Respondent: MESA, ADONIS; MESA, NINSI E
500 S Australian Ave, Ste 500, West Palm Beach, FL 33401
United States

Complexity Level: 1
Status: Active
CEO: Nedssa Miranda

Situs Address: 7656 Pioneer Rd, West Palm Beach, FL
PCN: 00-42-43-27-05-012-0221

Case No: C-2024-09230028
Zoned: AR

Violations:	<div>3<div>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 and electrical has been erected or installed without a valid building permit. Obtain required building permits for the fence and electrical or remove the fence and electrical. 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: 09/27/2024 Status: CEH</div></div> <div>4<div>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, roofed structure #1 has been erected or installed without a valid building permit. Obtain required building permits for the roofed structure #1 or remove the roofed structure #1. 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: 09/27/2024 Status: CEH</div></div> <div>5<div>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, ROOFED STRUCTURE #2 has been erected or installed without a valid building permit. Obtain required building permits for the ROOFED STRUCTURE #2 or remove the ROOFED STRUCTURE #2. 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: 09/27/2024 Status: CEH</div></div>
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

- 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, METAL CHICKEN COOP has been erected or installed without a valid building permit.

Obtain required building permits for the METAL CHICKEN COOP or remove the METAL CHICKEN COOP.

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: 09/27/2024 **Status:** CEH
- 7

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, SMALL SHED #1 has been erected or installed without a valid building permit.

Obtain required building permits for the SMALL SHED #1 or remove the SMALL SHED #1.

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: 09/27/2024 **Status:** CEH
- 8

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, ADDITONAL WOOD AND METAL FENCE has been erected or installed without a valid building permit.

Obtain required building permits for the ADDITONAL WOOD AND METAL FENCE or remove the ADDITONAL WOOD AND METAL 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: 09/27/2024 **Status:** CEH
- 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, SHED #2 has been erected or installed without a valid building permit.

Obtain required building permits for the SHED #2 or remove the SHED #2.

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: 09/27/2024 **Status:** CEH
- 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, ROOFED STRUCTURE #3 has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFED STRUCTURE #3 or remove the ROOFED STRUCTURE #3.

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: 09/27/2024 **Status:** CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 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, SHIPPING CONTAINERS has been erected or installed without a valid building permit.
- Obtain required building permits for the SHIPPING CONTAINERS or remove the SHIPPING CONTAINERS.
- 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: 09/27/2024 **Status:** CEH
- 12 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, WOOD CHICKEN COOK has been erected or installed without a valid building permit.
- Obtain required building permits for the WOOD CHICKEN COOK or remove the WOOD CHICKEN COOK.
- 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: 09/27/2024 **Status:** CEH
- 14 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.
- Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g).
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 09/27/2024 **Status:** CEH
- 15 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.
- 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, Obtain a Permit for the Site Development and Fill.

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

JULY 02, 2025 9:00 AM

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Unified Land Development Code - 18.A.6.B & 18.D.5.A.1	
Issued: 09/27/2024	Status: CEH

cc: Mesa, Adonis
Mesa, Ninsi E

Agenda No.: 061

Respondent: LAGO DEL MAR CONDOMINIUM ASSOCIATION, INC
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431

Situs Address: 7770 Lago Del Mar Dr, Building 8, Boca Raton, FL

PCN: 00-42-47-28-32-008-

Violations:

Complexity Level: -

Case No: C-2025-04070010

Zoned: AR

Status: Active

CEO: Adam F Moulton

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, numerous vehicles without license plates near building 7770 building 8 and vehicle with flat tire.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 04/07/2025

Status: CEH

cc: Lago Del Mar Condominium Association, Inc.
Lago Del Mar Condominium Association, Inc.

Agenda No.: 062

Respondent: Joseph, Richelieu; Joseph, Ilansie
17393 60th Ln N, Loxahatchee, FL 33470-3206

Situs Address: Tangerine Blvd, Loxahatchee,, FL

PCN: 00-40-42-35-00-000-4060

Violations:

Complexity Level: -

Case No: C-2025-01280002

Zoned: AR

Status: Active

CEO: Christina G Stodd

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.

Obtain a Site Development Permit for the Fill.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10

Issued: 01/29/2025

Status: CEH

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: 01/29/2025

Status: CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Respondent:	Chandra Nauth, Life Tenant; and Nicole Samantha Nauth, Remainderman 7260 140th Ave N, West Palm Beach, FL 33412-2717	CEO:	Christina G Stodd
Situs Address:	7260 140th Ave N, West Palm Beach, FL	Case No:	C-2025-02120012
PCN:	00-41-42-28-00-000-7840	Zoned:	AR
Violations:	<div><div>1<div>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 garage conversion into living space, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/12/2025 Status: CEH</div></div><div>2<div>Details: 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, the garage conversion will require a certificate of occupancy. Code: PBC Amendments to FBC 8th Edition (2023) - 111.1 Issued: 02/12/2025 Status: CEH</div></div></div>		

Agenda No.:	064	Complexity Level:	-	Status:	Active
Respondent:	Ferry, Corina 5119 Oak Hill Rd, Delray Beach, FL 33484-1340	CEO:	Dennis A Hamburger		
Situs Address:	5119 Oak Hill Rd, Delray Beach, FL	Case No:	C-2024-12310007		
PCN:	00-42-46-11-03-000-2090	Zoned:	AR		
Violations:	<div><div>1<div>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 # B-2016-005332-0000 (Alterations - Residential) has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 01/03/2025 Status: CEH</div></div><div>2<div>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: The garage has been converted into an efficiency living quarters. The property Use Code is 0100 SINGLE FAMILY Code: Unified Land Development Code - 1.A.2 Issued: 01/03/2025 Status: CEH</div></div></div>				

Agenda No.:	065	Complexity Level:	-	Status:	Removed
Respondent:	ONUR INVEST LLC 10278 Canoe Brook Cir, Boca Raton, FL 33498-4612	CEO:	Dennis A Hamburger		
Situs Address:	14757 Wildflower Ln, Delray Beach, FL	Case No:	C-2025-02120004		
PCN:	00-42-46-15-10-023-0050	Zoned:	RH		
Violations:	<div><div>1<div>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 and exterior renovations have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/13/2025 Status: CLS</div></div></div>				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Agenda No.:	066	Complexity Level: -	Status: Active
Respondent:	FURY CONSTRUCTION & DEVELOPMENT LLC	CEO: Steve G Bisch	
	16275 Collins Ave, Ph 1, SunnyIslesBeach, FL 33160		
Situs Address:	15295 Persimmon Ave, Delray Beach, FL	Case No: C-2024-12100014	
PCN:	00-42-46-20-21-000-0150	Zoned: AGR	
Violations:	<div><div>1</div><div>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 initial stages of construction of a large single family dwelling have taken place on this parcel without the required building permits. Stop work order has been placed by the Building Division. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/03/2025 Status: CEH</div></div>		

Agenda No.:	067	Complexity Level: -	Status: Active
Respondent:	Wahby, Ebtisam	CEO: Steve G Bisch	
	5 Ponderosa Ln, Old Bridge, NJ 08857-3333		
Situs Address:	411 Burgundy I, Delray Beach, FL	Case No: C-2025-03070003	
PCN:	00-42-46-23-05-009-4110	Zoned: RH	
Violations:	<div><div>1</div><div>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 taken place including, not limited to removal of portion of wall, removal of kitchen cabinets in a multifamily residence, electric work, including not limited to addition of service locations and recessed lights in the ceiling of this unit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/11/2025 Status: CEH</div></div> <div><div>2</div><div>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, Exterior door has been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/11/2025 Status: CEH</div></div>		

cc: Wahby, Ebtisam

Agenda No.:	068	Complexity Level: 1	Status: Active
Respondent:	CANTU, SALOMI H TRUST DATED MARCH 16TH 202:	CEO: Frank A Davis	
	SALOMI H CANTU		
	3894 Kewanee Rd, Lake Worth, FL 33462-2214		
Situs Address:	3894 Kewanee Rd, Lake Worth, FL	Case No: C-2025-03270027	
PCN:	00-43-45-06-04-024-0110	Zoned: RM	
Violations:	<div><div>1</div><div>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. More Specifically, A Boat Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 04/07/2025 Status: SIT</div></div> <div><div>2</div><div>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: 04/07/2025 Status: SIT</div></div>		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

JULY 02, 2025 9:00 AM

	<div><div>3</div><div><div>Details:</div><div>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, Alteration to Carport has been erected or installed without a valid building permit.</div></div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued:</div><div>04/07/2025</div></div> <div><div>Status:</div><div>SIT</div></div>
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<div>Agenda No.:</div> 069	<div>Complexity Level:</div> 1	<div>Status:</div> Active
<div>Respondent:</div> BRIZEUS, MIRLANDE		<div>CEO:</div> Frank A Davis
	4945 Messana Ter, Lake Worth, FL 33463-7272	
<div>Situs Address:</div> 4945 Messana Ter, Lake Worth, FL		<div>Case No:</div> C-2025-02260016
<div>PCN:</div> 00-42-45-01-03-000-1370		<div>Zoned:</div> RS
<div>Violations:</div>	<div><div>1</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.2.a</div></div> <div><div>Issued:</div><div>03/04/2025</div></div> <div><div>Status:</div><div>CEH</div></div>	

<div>Agenda No.:</div> 070	<div>Complexity Level:</div> -	<div>Status:</div> Active
<div>Respondent:</div> VISHNU RAMPERSAD and ALISON RAMPERSAD, as		<div>CEO:</div> Dennis A Hamburger
	CO-TRUSTEES of the VISHNU RAMPERSAD and ALIS	
	RAMPERSAD JOINT REVOCABLE TRUST under	
	agreement dated DECEMBER 08, 2017	
	14576 Country Side Ln, Delray Beach, FL 33484-3502	
<div>Situs Address:</div> 14576 Country Side Ln, Delray Beach, FL		<div>Case No:</div> C-2025-02110019
<div>PCN:</div> 00-42-46-15-12-001-0150		<div>Zoned:</div> RH
<div>Violations:</div>	<div><div>1</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-33 (g)</div></div> <div><div>Issued:</div><div>02/12/2025</div></div> <div><div>Status:</div><div>CEH</div></div>	

Agenda No.: 071	Complexity Level: -	Status: Active
Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSN INC		CEO: Dennis A Hamburger
	40 SE 5th St, Ste 610, Boca Raton, FL 33432	
Situs Address: 6575 S Oriole Blvd, Delray Beach, FL		Case No: C-2025-03060017
PCN: 00-42-46-15-16-001-0000		Zoned: RH
Violations:	<div><div><div>1</div><div><div>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, pavers applied to all common areas, walkways and catwalks have been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 03/17/2025</div><div>Status: CEH</div></div></div></div>	
cc: Deauville Village Condominium Assn Inc		

<div>Agenda No.:</div> 072	<div>Complexity Level:</div> -	<div>Status:</div> Active
<div>Respondent:</div> ONTARIO HOTEL DEVELOPMENT LLC		<div>CEO:</div> Adam F Moulton
	2221 Camden Ct, Ste 200, Oak Brook, IL 60523-4606	
<div>Situs Address:</div> 7006 Palmetto Cir N, Boca Raton, FL		<div>Case No:</div> C-2025-04140006
<div>PCN:</div> 00-42-47-21-01-011-0000		<div>Zoned:</div> CG

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

JULY 02, 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: Food truck observed at property without permit.</p> <p>Code: Unified Land Development Code - 1.A.2</p> <p>Issued: 04/14/2025</p> <p>Status: CEH</p>
	2	<p>Details: Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. More specifically, A frame signs observed at property.</p> <p>Code: Unified Land Development Code - 8.C.4</p> <p>Issued: 04/14/2025</p> <p>Status: CEH</p>

cc: Ontario Hotel Development Llc

Agenda No.:	073	Complexity Level: -	Status: Active
Respondent:	10606Marinaplace LLC		CEO: Teresa G Rouse
	6256 SW 20th St, North Lauderdale, FL 33068		
Situs Address:	10606 Marina Pl, Boca Raton, FL	Case No:	C-2025-01300009
PCN:	00-41-47-25-02-000-2020	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. Specifically, but not limited to, an inoperable vehicle parked in the driveway, construction materials, pallets, appliances, pavers, and similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 01/30/2025</p> <p>Status: CEH</p>	
	2	<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. Specifically, the trailer is parked in the front setbacks of the property.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b</p> <p>Issued: 01/30/2025</p> <p>Status: CEH</p>	
	6	<p>Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers, and trailers may be parked outdoors in a residential district provided that the vehicles are:</p> <p>a. owned and used by a resident of the premises.</p> <p>More specifically, but not limited to, the recreational vehicle parked on the property is not owned by the resident of the home.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.a</p> <p>Issued: 01/30/2025</p> <p>Status: CEH</p>	
	7	<p>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. More specifically, the recreational vehicle and/or trailers parked on the property are not properly screened from view in accordance with this code section.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.c</p> <p>Issued: 01/30/2025</p> <p>Status: CEH</p>	

cc: 10606marinaplace Llc
Occupant

Agenda No.:	074	Complexity Level: -	Status: Active
Respondent:	Pajaro, Jaime R; Pajaro, Amin Segundo		CEO: Teresa G Rouse
	11100 N Terradas Ln, Boca Raton, FL 33428-3992		
Situs Address:	11100 N Terradas Ln, Boca Raton, FL	Case No:	C-2025-02060004
PCN:	00-41-47-26-10-006-0090	Zoned:	RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

Violations:	1	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 number B-2021-010513-0000 (Window & Door Replacement Impact - Residential / Multi-Family) has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 02/07/2025 Status: CEH
	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. Specifically, a certificate of completion is required for permit number B-2021-010513-0000. Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 02/07/2025 Status: CEH

Agenda No.:	075	Complexity Level: -	Status: Active
Respondent:	Salcedo, Diego F 1125 N Haverhill Rd, West Palm Beach, FL 33417-5858		CEO: Charles Zahn
Situs Address:	4870 Purdy Ln, West Palm Beach, FL		Case No: C-2025-03260003
PCN:	00-42-44-13-00-000-3560		Zoned: RM
Violations:	1	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, wood fence in disrepair, missing pieces. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 04/01/2025 Status: CEH	
	2	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, drainage pipe failure causing the soil to erode and the sidewalk/driveway to collapse in the created void. Permit R/W0075-0403 Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 04/01/2025 Status: CEH	
cc: Engineering Road Bridge			

Agenda No.:	076	Complexity Level: -	Status: Active
Respondent:	JOSIAH'S FUTURE INVESTMENTS LLC 335 NW 54th St, Miami, FL 33127-1919		CEO: Omar J Sheppard
Situs Address:	3385 Livestock Market Rd, Belle Glade, FL		Case No: C-2025-02130010
PCN:	00-37-43-17-00-000-5040		Zoned: AP
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. This property has approval for a Mobile Home within the Agricultural Production zoning district. On a recent inspection, it was observed that portables toilets were being stored at the property and advertised for rental. Code: Unified Land Development Code - 1.A.2 Issued: 02/19/2025 Status: CEH	
	2	Details: No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, Island Restrooms portable restroom rental.	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM**

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 02/19/2025 **Status:** CEH

Agenda No.: 077	Complexity Level: -	Status: Active
Respondent: Geiger, Karsten A 4214 SW Oblique St, Port Saint Lucie, FL 34953-7200		CEO: Christina G Stodd
Situs Address: Royal Palm Beach Blvd, FL	Case No: C-2025-03120023	
PCN: 00-41-43-02-000-7410	Zoned: AR	
Violations:	<p>1 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.</p> <p>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. More specifically obtain a permit for the site development and fill.</p> <p>Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 03/13/2025 Status: SIT</p> <p>2 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, obtain a permit for site development and fill.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 03/13/2025 Status: SIT</p>	

Agenda No.: 078	Complexity Level: 2	Status: Active
Respondent: GUARDIAN ELYSIUM, LLC 1200 South Pine Island Rd, Plantation, FL 33324		CEO: Richard W Padgett
Situs Address: 7085 Merganser Ct, Building 2, Lake Worth, FL	Case No: C-2025-01170007	
PCN: 00-42-45-10-19-007-0000	Zoned: PUD	
Violations:	<p>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.</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>More specifically, you are not in compliance with the Workforce Housing requirements set forth in Resolution 2006-0928, Planning Condition #1, and the Restrictive Covenant recorded at Book 25793 Page 1516, which is incorporated by reference therein.</p> <p>Code: Unified Land Development Code - 1.A.2</p> <p>Issued: 05/07/2025</p> <p>Status: CEH</p>	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

cc: Guardian Elysium, Llc

Agenda No.:	079	Complexity Level: -	Status: Removed
Respondent:	GOSPEL TABERNACLE OF FAITH INC	CEO: Nick N Navarro	
	125 S State Road 7, Ste 104-219, Wellington, FL 33414		
Situs Address:	4834 Summit Blvd, West Palm Beach, FL	Case No: C-2025-04100023	
PCN:	00-42-44-12-42-001-0020	Zoned: RM	
Violations:	<div><div>1</div><div><div>Details:</div><div>Palm Beach County Local Amendments 2023</div><div>Chapter 50 Commercial Cooking - 50.2.1.1.3 - Residential Cooking Equipment Prohibited in Commercial Occupancies</div><div>Violation: Residential cooking equipment shall not be allowed in commercial occupancies.</div><div>Corrective Action Required: Remove residential cooking equipment from the premises. In addition, the breakers shall be removed and outlets disconnected. Fryer must be removed as well, as there is no hood suppression system for it.</div><div>Code: Palm Beach County Fire Code - 50.2.1.1.3 - Residential Cooking Equipme</div><div>Issued: 04/11/2025</div><div>Status: CLS</div></div></div>		
cc:	Gospel Tabernacle Of Faith Inc Gospel Tabernacle Of Faith Inc		

Agenda No.:	080	Complexity Level: 3	Status: Active
Respondent:	BARANES, KFIR	CEO: Nick N Navarro	
	7123 Hidden Gem Ln, Lake Worth, FL 33467-5708		
Situs Address:	7123 Hidden Gem Ln, Lake Worth, FL	Case No: C-2025-03050031	
PCN:	00-42-43-27-05-032-0012	Zoned: AR	
Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>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.</div><div>>> Storage Yard. Property Use listed as VACANT. The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 03/18/2025</div><div>Status: CEH</div></div><div><div>2</div><div><div>Details:</div><div>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.</div><div>>> More specifically, multiple structures erected or installed without a valid building permit. Please obtain the required building permits. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 03/18/2025</div><div>Status: CEH</div></div><div><div>3</div><div><div>Details:</div><div>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.</div><div>>> 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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 03/18/2025</div><div>Status: CEH</div></div></div></div></div>		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

JULY 02, 2025 9:00 AM

Agenda No.: 081

Respondent: GRIMSLEY, SLOAN; ALBY, JOYCE

Situs Address: 5660 Boynton Cres, Boynton Beach, FL

PCN: 00-42-45-26-27-000-1150

Violations:

Complexity Level: -

15214 80th Dr N, Palm Beach Gardens, FL 33418-7323

Case No: C-2025-03070012

Zoned: RS

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: 03/07/2025

Status: Active

CEO: Richard F Cataldo

cc: Sloan Grimsley And Joyce Alby

Agenda No.: 082

Respondent: O'NAN, Dennis D. Dennis D. O'NAN Trust, dated February 14th, 2013

Situs Address: 13221 Ellison Wilson Rd, North Palm Beach, FL

PCN: 00-43-41-29-00-000-5620

Violations:

Complexity Level: -

4672 Centurian Cir, Greenacres, FL 33463-4685

Case No: C-2024-05070013

Zoned: RS

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 fence appearing on your property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 05/09/2024

3

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, Building Permits #B-2009-018308-0000 for Pool Residential, and sub-permits #E-2009-018308-0001 for Pool Electric, and #B-2009-018308-0002 for Pool Barrier, have become inactive or expired, as reflected in the County Building Permits records history.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 05/09/2024

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, the porch roof canopy appendage appearing on your backyard property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 05/09/2024

Status: Active

CEO: Elizabeth A Gonzalez

cc: O'Nan, Dennis D

Agenda No.: 083

Respondent: Hartman, William; Hartman, Soraya

Situs Address: 6 Sussex A, West Palm Beach, FL

PCN: 00-42-43-23-39-001-0060

Violations:

Complexity Level: 1

7 Sussex A, West Palm Beach, FL 33417-1333

Case No: C-2025-02030017

Zoned: RH

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, windows/door has been erected or installed without a valid building permit.

Status: Active

CEO: John Gannotti

ePZB / CE_Merge_Agenda.rpt-1062

Page: 35 of 38

Print Date: 6/6/2025 04:01 PM

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

JULY 02, 2025 9:00 AM

	<div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 02/14/2025</div><div>Status: CEH</div></div>
<div>cc: Hartman, Soraya</div> <div>Hartman, William</div>	

Agenda No.:	084	Complexity Level: -	Status:	Removed
Respondent:	GARDENWAY M CONDOMINIUM ASSOCIATION, INC 12346 Alternate A1A, K-8, Palm Beach Gardens, FL 33410		CEO:	Ronald Ramos
Situs Address:	12370 Alternate A1A, Palm Beach Gardens, FL	Case No:	C-2025-01140022	
PCN:		Zoned:		
Violations:	<div><div>1</div><div><div>Details:</div><div>All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.</div><div>>>>MORE SPECIFICALLY, THE LAUNDRY ROOM, WEST FACING DOOR AND DOORFRAME ARE IN DISREPAIR (ROTTED WOOD AND DOOR IS DIFFICULT TO OPEN). Repair/maintain exterior doors and hardware in accordance with Section 14-33 (n).</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (n)</div><div>Issued: 01/21/2025</div><div>Status: CLS</div></div></div>			

cc: Forgony, Maria
Pospisil, J

Agenda No.:	085	Complexity Level:	3	Status:	Active
Respondent:	PALM LAKE BAPTIST ASSOCIATION INC 777 S FLAGLER, Ste 500 EAST, West Palm Beach, FL 33 United States			CEO:	Nedssa Miranda
Situs Address:	5710 N Haverhill Rd, West Palm Beach, FL			Case No:	C-2025-02120008
PCN:	00-42-43-01-01-000-0070			Zoned:	RM
Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>More specifically, LOT FILL</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10</div><div>Issued: 02/12/2025</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>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.</div><div>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 inoperative vehicles, buckets, boat and any all-items storage the ROW/EASEMENT</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 02/12/2025</div><div>Status: CEH</div></div></div>				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 02, 2025 9:00 AM

3	<p>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.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height and includes the ROW/EASEMENT</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p>Issued: 02/12/2025 Status: CEH</p>
4	<p>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.</p> <p>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.</p> <p>Obtain a Permit for the Site Development and Fill.</p> <p>Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1</p> <p>Issued: 02/12/2025 Status: CEH</p>

cc: Palm Lake Baptist Association Inc

Agenda No.: 086	Complexity Level: -	Status: Active			
Respondent: Unknown Personal Representative Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Nemorio Lopez Galindo and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 8582 JARED WAY BOC RATON FL 33433 and PCN 00-42-47-32-10-000-0950 8582 Jared Way, Boca Raton, FL 33433-7643		CEO: Adam F Moulton			
Situs Address: 8582 Jared Way, Boca Raton, FL		Type: Life Safety			
PCN: 00-42-47-32-10-000-0950		Case No: C-2025-06020009			
		Zoned: RS			
Violations:	<table><tr><td>1</td><td><p>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><p>a. The barrier must be at least four (4) feet high on the outside.</p><p>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.</p><p>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><p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p><p>Issued: 06/02/2025 Status: CEH</p></td><td></td></tr></table>		1	<p>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> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>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.</p> <p>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> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p> <p>Issued: 06/02/2025 Status: CEH</p>	
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Agenda No.: 087	Complexity Level: -	Status: Active			
Respondent: Weinberger, Charles 13118 Via Minerva, Delray Beach, FL 33484-1231		CEO: Dennis A Hamburger			
Situs Address: 13118 Via Minerva, Delray Beach, FL		Case No: C-2024-12160006			
PCN: 00-42-46-10-01-002-0461		Zoned: RS			
Violations:	<table><tr><td>1</td><td><p>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.</p><p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p><p>Issued: 12/16/2024 Status: CEH</p></td><td></td></tr></table>		1	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p>Issued: 12/16/2024 Status: CEH</p>	
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