

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

		Active Charles Zahn
	uch, FL 33460-6418	
4810 Witch Ln, Lake Worth, FL	Case No:	C-2024-07120019
00-42-44-25-14-006-0050	Zoned:	RM
2 Details: Vehicles shall on	ly be parked on an improved surface	in the Urban Suburban Tier.
Code: Unified Land De	evelopment Code - 6.D.1.A.4.a.2.b	
Issued: 07/16/2024	S	Status: CEH
	Sanchez, Jose M 1528 16th Ave N, Lake Worth Bea 4810 Witch Ln, Lake Worth, FL 00-42-44-25-14-006-0050 2 Details: Vehicles shall on Code: Unified Land De	Sanchez, Jose M CEO: 1528 16th Ave N, Lake Worth Beach, FL 33460-6418 4810 Witch Ln, Lake Worth, FL Case No: 00-42-44-25-14-006-0050 Zoned: 2 Details: Vehicles shall only be parked on an improved surface Code: Unified Land Development Code - 6.D.1.A.4.a.2.b

Agenda No.:		
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
	00-43-43-30-15-013-0060	Zoned: RM
Violations:	1 Details: Any owner or authorized agent	who intends to construct enlarge alter renair move demolish
Violations:	 or change the occupancy of a l remove, convert or replace ar plumbing system, the installatio to be done, shall first make app More specifically, a paver brick a valid building permit. Code: PBC Amendments to FBC 7th E Issued: 07/09/2024 2 Details: Any owner or authorized agent or change the occupancy of a l remove, convert or replace ar plumbing system, the installatio to be done, shall first make app More specifically, a addition to permit. Code: PBC Amendments to FBC 7th E Issued: 07/09/2024 3 Details: Any owner or authorized agent or change the occupancy of a l remove, convert or replace ar plumbing system, the installatio 	Status: CEH who intends to construct, enlarge, alter, repair, move, demolish, building or structure, or to erect, install, enlarge, alter, repair, ny impact-resistant coverings, electrical, gas, mechanical or n of which is regulated by this code, or to cause any such work lication to the building official and obtain the required permit. the house has been erected or installed without a valid building
	More specifically, a fence has b Code: PBC Amendments to FBC 7th E	een erected or installed without a valid building permit. Edition (2020) - 105.1
	Issued: 07/09/2024	Status: CEH

Agenda No.:	1 1	Status: A	
Respondent:	BLUE LAKE OWNER LLC	CEO: C	Charles Zahn
	1905 NW Corporate Blvd, Boca Raton, FL 33431		
Situs Address:	6615 Waterfront Xing, Lake Worth, FL	Case No: C	2-2025-01170002
PCN:	00-42-44-27-38-001-0000	Zoned: R	CH
Violations:	remove, convert or replace any implumbing system, the installation of w to be done, shall first make application More specifically, construction work air-condition repair, drywall removal, A certificate of completion is proof th of permits is released for use and may	ng or structure, or pact-resistant cover which is regulated born to the building of in multiple building repair, replacement that a structure or sy to be connected to a such as shell building cate of completion in (2023) - 105.1 in (2023) - 111.5	r to erect, install, enlarge, alter, repair, verings, electrical, gas, mechanical or by this code, or to cause any such work official and obtain the required permit. ings and apartment units consisting of, nt without a valid building permit. ystem is complete and for certain types a utility system. This certificate does not ing, prior to the issuance of a certificate

Agenda No.: Respondent:	004Complexity Level: -Status: ActiveSocarras, Ramon Reinier Sanchez; Torres, Naylin MilianCEO: Christina G Stodd1134 Fernlea Dr, West Palm Beach, FL 33417-5461CEO: Christina G Stodd
	5391 Royal Palm Beach Blvd, West Palm Beach, FLCase No: C-2024-08200013
PCN:	00-41-43-02-00-000-7250 Zoned: AR
Violations:	 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. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/21/2024

Agenda No.: Respondent:		Complexity Level: 1	Status: CEO:	Active Joanna Mirodias
		d, Lot 365, Lake Worth, FL 33462		
Situs Address: PCN:	3408 Cat Cay R	d, Lot 365, Lake Worth Beach, FL	Case No: Zoned:	C-2025-01220013
Violations:	Code	or change the occupancy of a building remove, convert or replace any impa- plumbing system, the installation of wh to be done, shall first make application	g or structure, act-resistant c nich is regulate to the buildir been erected ((2023) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ng official and obtain the required permit. or installed without a valid building permit.
	2 Details Code	Any owner or authorized agent who int or change the occupancy of a building remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application	ends to constr g or structure, act-resistant c nich is regulate to the buildir e structure loc (2023) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ng official and obtain the required permit. ated on the SE side of the mobile home
	Code	or change the occupancy of a building remove, convert or replace any impa- plumbing system, the installation of wh to be done, shall first make application	g or structure, act-resistant c nich is regulate to the buildir rear addition ha (2023) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ng official and obtain the required permit. as been erected or installed without a valid Status: CEH

	SPECIAL MAGIST	COMPLIANCE TRATE HEARING AGENDA 2, 2025 9:00 AM
4	or change the occupancy remove, convert or repla plumbing system, the insta to be done, shall first mak	gent who intends to construct, enlarge, alter, repair, move, demolish, of a building or structure, or to erect, install, enlarge, alter, repair, ce any impact-resistant coverings, electrical, gas, mechanical or llation of which is regulated by this code, or to cause any such work e application to the building official and obtain the required permit. tric in the rear addition has been erected or installed without a valid 8th Edition (2023) - 105.1 Status: CEH
5	or change the occupancy remove, convert or repla plumbing system, the insta to be done, shall first mak	gent who intends to construct, enlarge, alter, repair, move, demolish, of a building or structure, or to erect, install, enlarge, alter, repair, ce any impact-resistant coverings, electrical, gas, mechanical or llation of which is regulated by this code, or to cause any such work e application to the building official and obtain the required permit. ort has been erected or installed without a valid building permit. 8th Edition (2023) - 105.1 Status: CEH

Agenda No.: Respondent:	006Complexity Level: 1Status: ActiveGonzalez, Lazaro MCEO: Charles Zahn2735 Freeport Rd, West Palm Beach, FL 33406-7710
	2735 Freeport Rd, West Palm Beach, FL Case No: C-2024-08160008 00-43-44-17-02-008-0250 Zoned: RS
Violations:	 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 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.: Respondent:	007Complexity Level: 1Status: ActiveEstrella, Victor RolandaCEO: Charles Zahn
	1531 Drexel Rd, Lot 399, West Palm Beach, FL 33417
Situs Address: PCN:	1531 Drexel Rd, Lot 399, FL Case No: C-2024-05240008 Zoned:
Violations:	 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. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 05/31/2024 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, 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. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 05/31/2024 Status: CEH

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

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

Agenda No.:		Complexity Level: 1	Status:	
Respondent:		L MARTY; RODRIGUEZ, ANA , West Palm Beach, FL 33413-1814	CEO:	Nedssa Miranda
	5715 Banana Rd 00-42-43-35-11-	, West Palm Beach, FL 015-0210		C-2025-02250013 RM
Violations:		11-015-0210 Zoned: RM ils: 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)af., 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. de: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.		
	Issued	03/06/2025		Status: SIT
	2 Details:	premises of such property for the oper	n storage of any building materi	uilding, structure or property to utilize the motor vehicle which is inoperable and in al, construction debris, automotive parts, s.
			tires, vegetative ance Code - Se	cles, appliances, glass, building material, e debris, garbage, trash or similar items on ction 14-35 (a) Status: SIT
	3 Details:			e maintained as follows: Developed or al lots one-half acre or less: 7 inches in
		Cut the grass, weeds and low growing Palm Beach County Property Mainten 03/06/2025	ance Code - Se	maintain at or below 7 inches in height. ction 14-32 (c) (1)Table 14-32 (c) Status: SIT

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

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.: Respondent:	ERICKSON, MI	Complexity Level: - CHAEL; ERICKSON, DONNA Vest Palm Beach, FL 33413-1846	Status: CEO:	Active Nedssa Miranda
	5711 Lime Rd, V 00-42-43-35-11-	Vest Palm Beach, FL 010-0030	Case No: Zoned:	C-2025-03040021 RM
Violations:	r		d accessory to	a Single Family residential use on lots a
		minimum of one acre. Specifically, don	nesticated livest	tock shall be allowed accessory to a Single . The above-cited parcel is not a minimum
		Remove all livestock from the premise Unified Land Development Code - 5.B 03/06/2025	.1.A.21.a	Status: CEH
	2 Details:	or change the occupancy of a building remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application	g or structure, act-resistant c nich is regulate n to the buildin	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. erected or installed without a valid building
		Obtain required building permits SHEDS/STRUCTURES.	for the SH	IEDS/STRUCTURES or remove the
		Prior to submitting a permit application PZB-ZoningCompliance@pbc.gov or (PBC Amendments to FBC 8th Edition 03/06/2025	561)233-5200. (2023) - 105.1	and setbacks with the Zoning Division at
	3 Details:			e maintained as follows: Developed or al lots one-half acre or less: 7 inches in
		Cut the grass, weeds and low growing Palm Beach County Property Maintena 03/06/2025	nce Code - See	maintain at or below 7 inches in height. ction 14-32 (c) (1)Table 14-32 (c) Status: CEH
	5 Details:	premises of such property for the open	storage of any uilding materi	ailding, structure or property to utilize the motor vehicle which is inoperable and in al, construction debris, automotive parts, s.
			ires, vegetative nce Code - See	cles, appliances, glass, building material, e debris, garbage, trash or similar items on ction 14-35 (a) Status: CEH
	6 Details:	All accessory structures, including deta be maintained structurally sound and in		fences, walls, and swimming pools shall
		Repair/maintain all accessory structure Palm Beach County Property Maintena 03/06/2025	nce Code - See	
	7 Details:	or change the occupancy of a building remove, convert or replace any imp plumbing system, the installation of wh	g or structure, act-resistant c nich is regulate to the buildin	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. without a valid building permit.
		Obtain required building permits for th	e Fence or rem	ove the Fence.
	Code:	Prior to submitting a permit application PZB-ZoningCompliance@pbc.gov or (PBC Amendments to FBC 8th Edition	561)233-5200.	and setbacks with the Zoning Division at

Issued: 03/06/2025

Status: CEH

Agenda No.:	· ·			
Respondent:	Anthony E. Pafumi, JR. and Linda Pafumi, as co-trustees of CEO: Jamie G Illicete			
	The Pafumi Living Trust, U/A dated November 18th, 2014			
	7891 160th Ln N, Palm Beach Gardens, FL 33418-7462			
	7891 160th Ln N, Palm Beach Gardens, FL Case No: C-2024-10150027			
PCN:	00-42-41-09-00-000-8140 Zoned: AR			
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, 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 Status: CEH			
	Issucu. 10/21/2024 Status. CEII			
Agenda No.: Respondent:	013Complexity Level: -Status: ActiveCarter, William C JrCEO: Jamie G Illicete7941 160th Ln N, Palm Beach Gardens, FL 33418-7450CEO: Jamie G Illicete			
Situs Address•	7941 160th Ln N, Palm Beach Gardens, FL Case No: C-2024-10150026			
	00-42-41-09-00-000-8150 Zoned: AR			
Violations:				
violations.	 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 			
	 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 			
	3 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage			

Agenda No.: Respondent:	014Complexity LevPatrick Joseph Hayes, as Trustee of the PatrickHayes Living Trust, dated December 9, 202119267 W Indies Ln, Jupiter, FL 33469-2055		Active Jamie G Illicete
	19267 W Indies Ln, Jupiter, FL 00-42-40-25-04-003-0030	Case No: Zoned:	C-2024-08210009 RS
Violations:	or change the occupancy of a remove, convert or replace plumbing system, the installat to be done, shall first make ap	a building or structure, any impact-resistant c ion of which is regulate oplication to the buildin driveway extension ha Edition (2023) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, coverings, electrical, gas, mechanical or ed by this code, or to cause any such work ng official and obtain the required permit. Is been erected or installed without a valid Status: CEH

Agenda No.:015Complexity Level: -Status: ActiveRespondent:22905tradewindroad LLCCEO: Teresa G Rouse6256 SW 20th St, North Lauderdale, FL 33068

	22905 Tradewind Rd, Boca Raton, FL 00-41-47-36-03-000-4590	Case No: C-2025-02050004 Zoned: AR	
Violations:	1 Details: It shall be unlawful for the owner or premises of such property for the op- a state of disrepair, appliances, glass tires, vegetative debris, garbage, tra	occupant of a building, structure or property to utilize then storage of any motor vehicle which is inoperable and it, building material, construction debris, automotive part ish or similar items. Specifically, but not limited to, a veway, automotive parts, equipment, ladders and similar	in ts, an
	or change the occupancy of a build remove, convert or replace any in plumbing system, the installation of to be done, shall first make application	intends to construct, enlarge, alter, repair, move, demolising or structure, or to erect, install, enlarge, alter, repain apact-resistant coverings, electrical, gas, mechanical of which is regulated by this code, or to cause any such wor on to the building official and obtain the required permi- re has been erected or installed on the property without n (2023) - 105.1 Status: CEH	ir, or rk it.
	Partially Developed Residential and height on the entire lot. Specifically,	getation shall be maintained as follows: Developed of Non-Residential lots one-half acre or less: 7 inches is the yard is overgrown and not being maintained. nance Code - Section 14-32 (c) (1)Table 14-32 (c) Status: CEH	

cc: 22905tradewindroad Llc

Occupant

Agenda No.: Respondent:	016Complexity Level: 1Status: ActiveHRC Investment Group LLCCEO: Ray F Leighton		
Respondent.	348 Davis Rd, Lake Worth Beach, FL 33461-1905		
Situs Address:	4168 Colle Dr, Lake Worth, FL Case No: C-2025-02270016		
PCN:	00-42-44-13-06-002-0180 Zoned: RS		
Violations:	 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 		
	 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 		

Agenda No.:	017 Complexity Level:	- Status: Active		
Respondent:	Palm Elite Car Wash Inc.	CEO: Ray F Leighton		
	2978 S Jog Rd, A, Greenacres, FL 33467			
Situs Address:	4526 Military, FL	Case No: C-2025-01080013		
PCN:	00-42-44-25-00-000-5010	Zoned: UI		
Violations:	1 Details: It shall be unlawful for the owner	or occupant of a building, structure or property to utilize the		
	 premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 01/23/2025 			
	and Non-Residential lots greater from property line or pod line of the	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. Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) 01/23/2025 Status: CEH		
		g detached garages, fences, walls, and swimming pools shall and in good repair. More specifically the fence is in disrepair. ntenance Code - Section 14-32 (e)		

JULY 02, 2025 9:00 AM					
	Issued: 01/23/2025 Status: CEH				
cc:	Hernandez, Eddy A				
Agenda No.: Respondent:	018Complexity Level: 1Status: ActiveLouis, Olbry SaintCEO: Charles Zahn508 NW 9th Ave, Boynton Beach, FL 33435-3033CEO: Charles Zahn				
	Meadowgreen Trl, FL Case No: C-2025-02100012 00-42-44-36-04-000-0240 Zoned: AR				
Violations:	1 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.: Respondent:	019Complexity Level: -Status: ActiveOliva, Yailyn; Gonzalez, Evelio L; Trujillo, Edier SCEO: Rl Thomas692 S Haverhill Rd, West Palm Beach, FL 33415-3804CEO: Rl Thomas				
	692 S Haverhill Rd, West Palm Beach, FL Case No: C-2025-02280006 00-42-44-01-13-000-0050 Zoned: RM				
Violations:	1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling				
	unit. Code: Unified Land Development Code - 6.D.1.A.2.a				
	Issued: 03/03/2025 Status: CEH				
Agenda No.: Respondent:	020Complexity Level: -Status: ActivePENNMARK WEST PALM, LLCCEO: Joanna Mirodias				
-	1515 N FLAGLER Dr, Ste 220, West Palm Beach, FL 3340				
	609 Runyon Vlg, A (A.K.A 3405 State Road 15), Belle Glad Case No: C-2025-03110011 FL				
PCN: Violations:	00-37-43-17-00-000-3030 Zoned: AP				
violations.	 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.: Respondent:					
-	2509 Sun Up Ln, Lake Worth, FL 33462-2543				
	6716 Hillside Ln, Lake Worth, FL Case No: C-2024-11050004 00-43-45-04-00-000-7780 Zoned: RS				
Violations:	2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the 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				
	permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1				

	Issued: 01/28/2025	Status: CEH
5	or change the occupancy or remove, convert or replace plumbing system, the insta- to be done, shall first make	gent who intends to construct, enlarge, alter, repair, move, demolish, of a building or structure, or to erect, install, enlarge, alter, repair, ce any impact-resistant coverings, electrical, gas, mechanical or llation of which is regulated by this code, or to cause any such work e application to the building official and obtain the required permit. I fence has been erected or installed without a valid building permit. 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 CEO: Ray F Leighton		
	2700 Ranch House Rd, West Palm Beach, FL 33406 United		
	States		
Situs Address:	4174 Wilkinson Dr, Lake Worth, FL Case No: C-2024-11190001		
PCN:	00-43-44-30-01-021-0021 Zoned: RM		
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish,		
	 Details if his of 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. 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.: Respondent:	023 Con Graniffo, Alejandro A 10664 Boca Entrada Blvd, Boca Ra		Active Teresa G Rouse
	10664 Boca Entrada Blvd, Boca Ra 00-41-47-36-07-000-1270	aton, FL Case No: Zoned:	C-2025-03120001 AR
Violations:	be maintained str are in a state of d	ucturally sound and in good repair. srepair. aty Property Maintenance Code - Sec	fences, walls, and swimming pools shall More specifically, the fence and/or gate ction 14-32 (e) Status: CEH
or change the occup remove, convert or plumbing system, th to be done, shall firs More specifically, s building permit.		cupancy of a building or structure, or replace any impact-resistant c the installation of which is regulate first make application to the buildin s, six-foot fence has been erected or s to FBC 8th Edition (2023) - 105.1	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. installed on the property without a valid
	and screened fro minimum of six properly screened	m surrounding property and streets feet in height. More specifically, the from view in accordance with this of velopment Code - 6.D.1.A.3.c	ers shall be located in the side or rear yard with an opaque wall, fence or hedge a he trailer parked on the driveway is not code section.

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

Situs Address:	10468 Sandalfoot Blve	l, Boca Raton, FL	Case No:	C-2025-03030016
PCN:	00-41-47-25-02-000-1	290	Zoned:	AR
Violations:	More	specifically, window is broken Beach County Property Mainte	and in disrepair. enance Code - Se	
	prem a sta tires, crate prop	ises of such property for the op te of disrepair, appliances, glass vegetative debris, garbage, tra s, construction materials, house	en storage of any s, building mater ish or similar iter chold furniture, ve	hilding, structure or property to utilize the motor vehicle which is inoperable and in ial, construction debris, automotive parts, ns. More specifically, but not limited to, egetative debris, and similar items on the stion 14-35 (a)
	Issued: 03/02			Status: CEH
	Parti heigl	ally Developed Residential and at on the entire lot. More specifi Beach County Property Mainte	d Non-Residentia ically, the yard is enance Code - Se	e maintained as follows: Developed or al lots one-half acre or less: 7 inches in overgrown and are not being maintained. ction 14-32 (c) (1)Table 14-32 (c) Status: CEH
	and mini scree	screened from surrounding pro num of six feet in height. More ned from view in accordance w ed Land Development Code - 6	perty and streets specifically, a can with this code sect 5.D.1.A.3.c	ers shall be located in the side or rear yard with an opaque wall, fence or hedge a nper parked on the property is not properly ion.
	as no home	ot to pose a threat to the public es skirting is in disrepair. Beach County Property Mainte	c health, safety c enance Code - Se	d repair, structurally sound and sanitary so or welfare. More specifically, the mobile ction 14-33 (a) Status: CEH
	Issued: 03/0.	5/2025		Status: CER
cc:	Occupant			

Agenda No.:	025	Complexity Level: 1	Status: Active		
	YM 26 Flex LLC		CEO: Brian Burdett		
	2750 NE 185th St, Ste	203, Aventura, FL 33180			
	1560 Latham Rd, 8, We	-	Case No: C-2024-11140005		
	00-43-43-29-00-000-30	-000-3030 Zoned: CG			
Violations:	unless Devel The d or the provis Beach by a I Code: Unifie Issued: 11/14 2 Details: Lands parkin vehich Code: Unifie Issued: 11/14 3 Details: Any c or cha remov plumt to be	a stated otherwise. No develop opment Order. evelopment or use of the property re is no approved Development bions of the ULDC shall apply to a County unless stated otherwise. Development Order. More specifi ed Land Development Code - 1.A /2024 cape areas which are required to ag or the storage/display of mater e parked on non-designated areas ed Land Development Code - 7.F. /2024 where or authorized agent who int ange the occupancy of a building re, convert or replace any impa- bing system, the installation of wh done, shall first make application	Status: CEH be created or preserved, shall not be used for tempora erials or sale of products or services. More specifical as of parking.	r a ler, The ulm zed ary lly, sish, air, or ork nit.	
	permit.				
	Code: PBC A Issued: 11/14	Amendments to FBC 8th Edition ((2023) - 105.1 Status: CEH		
	185ucu: 11/14	2024	Status: CER		
001	Ym 26 Flex Llc				

Page: 10 of 38

Status: Active **CEO:** Adam F Moulton

	6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL 33487			
PCN:	6919 SW 18th St, Building 1, Boca Raton, FL Case No: C-2024-09130017 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 Boca Wharfside Llc			

Agenda No.: Respondent:	027Complexity Level: 3Status:PostponedBridgewood Mid-Rise Condominium I Association, INC.Status:Postponed980 N Federal Hwy, Ste 440, Boca Raton, FL 33432CEO:Patrick L Prentice
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

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 R	laton, FL 33434-4141		
Situs Address:	1771 Bridgewood Dr, Boca R	aton, 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.:029Complexity Level: 1Status:ActiveRespondent:QUESADA, NICHOLAS;ABREU-QUESADA, YAIMACEO:John Gannotti

	1758 Donna Rd,	West Palm Beach, FL 33409-5206		
Situs Address:	1758 Donna Rd,	West Palm Beach, FL	Case No: C-2	2024-12160001
PCN:	00-43-43-29-00-	000-3020	Zoned: IL	
Violations:	Code: Issued: 2 Details: Code:	 No person shall engage in or manage a without obtaining a receipt from the tax upon receipt of the amount provided is commission or office for permits, registr be deemed to be regulatory and in addit article unless otherwise expressly pr storage/sale/distribution. Palm Beach County Codes & Ordinances: 01/02/2025 The provisions of this Code shall apply t unless stated otherwise. No development Order. The development or use of the property i or there is no approved Development Or provisions of the ULDC shall apply to the Beach County unless stated otherwise. No by a Development Order. Unified Land Development Code - 1.A.2 01/02/2025 	collector. Such n n this article. If ation, examination ion to and not in ovided by law - Chapter 17 Ar Statu to the development ent shall be u s inconsistent with Order and imple e development of to development status	receipt shall be issued to each person Fees or licenses paid to any board, on, inspection or other purposes shall n lieu of any receipt required by this v. Specifically, concrete material rticle 2 Section 17-17 us: CEH ent of all land in unincorporated PBC, undertaken unless authorized by a ith the approved Development Order, ementing Development Permit. The of all land in the unincorporated Palm

Agenda No.:	030 Complexity Level: 1 Status: Active				
Respondent:	THE BUSER FAMILY TRUST DATE THE 9 DAY OF CEO: Nedssa Miranda				
	DECEMBER 2020, LONNIE R. BUSER AND JEAN B BU				
	TRUSTEES				
	5070 Pat Pl, West Palm Beach, FL 33407-1652				
Situs Address:	5070 Pat Pl, West Palm Beach, FL Case No: C-2025-03110028				
PCN:	00-42-43-02-02-007-0100 Zoned: RM				
Violations:	1 Detailst Gross woods and low growing vagatation shall be maintained as follows: Developed or				
violations.	1 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or				
	Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in				
	height on the entire lot.				
	Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.				
	Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)				
	Issued: 03/13/2025 Status: CEH				
	2 Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames,				
	cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped				
	paint shall be eliminated and surfaces repainted.				
	Maintain all exterior surfaces in accordance with Section 14-33 (b).				
	Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)				
	Issued: 03/13/2025 Status: CEH				

Agenda No.: Respondent:	031Complexity Level: 1Status: ActivePC PALM BEACH ACQUISITION #18 LLCCEO: Nedssa Miranda3981 SW 58 St, FORTLAUDERDALE, FL 33312
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:	1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all items scattered all over the buildings. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/04/2025

	JULY 02, 2025 9:00 AM
2	 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: 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. ii. Parking and storage of vehicles and trailers shall be on an improved surface 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: i. Parking and storage of vehicles and trailers shall be on an improved surface 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:
3	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.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. Code: Unified Land Development Code - 6.A.1.D.3. Issued: 02/04/2025
4	 Details: Repair and Maintenance, Heavy 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. f. Outdoor Parking or Storage 2) All vehicles or equipment shall be parked in designated storage areas, except for the following: 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, b) Automobiles placed for customer pickup may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period.
	Assure that all vehicles and/or equipment is parked in designated storage areas, except for the following: 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, b) Automobiles placed for customer pickup may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period. Code: Unified Land Development Code - 4.B.2.C.30.a. & f. Issued: 02/04/2025 Status: CEH
5	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.
	Cease allowing landscape areas to be used for temporary parking or the storage/display of materials or sale of products or services. Code: Unified Land Development Code - 7.F.3.A.5 Issued: 02/04/2025 Status: CEH

cc: Pc Palm Beach Acquisition #18 Llc

Agenda No.:	032	Complexity Level: 1	Status:	Active
Respondent:	CISNEROS, MODESTO R		CEO:	Nedssa Miranda
	5656 Lime Rd, West Palm Bea	ach, FL 33413-1847		

		JULY 02, 2025 9:00 AM
		Lime Rd, West Palm Beach, FL Case No: C-2025-02110011 43-35-10-011-0080 Zoned: RM
Violations:	1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, GARAGE/ADDITION/STRUCTURE has been erected or installed without a valid building permit.
		Obtain required building permits for the GARAGE/ADDITION/STRUCTURE or remove the GARAGE/ADDITION/STRUCTURE.
		Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
		Issued: 02/19/2025 Status: CEH
	2	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
		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: 02/19/2025 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, MEMBRANE COVER/STRUCTURE has been erected or installed without a valid building permit.
		Obtain required building permits for the MEMBRANE COVER/STRUCTURE or remove the MEMBRANE COVER/STRUCTURE.
		Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/19/2025 Status: CEH
	5	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
		 Repair/maintain all accessory structures in disrepair. More specifically, the membrane cover in the rear backyard. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 02/19/2025 Status: CEH
	6	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.
		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
		Obtain a Certificate of Completion for INACTIVE ELECTRICAL CHANGE OF SERVICE permit # E-2013-017150-0000 Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
		PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 02/19/2025 Status: CEH

Agenda No.:	034	Complexity Level: -	Status:	Active
Respondent:	Finan, Michael T		CEO:	Darrin L Emmons
	20590 Carousel Cir W, Boca I	Raton, FL 33434-3937		

	20590 Carousel Cir W, Boca Raton, FL 00-42-47-18-03-002-0020	Case No: C-2025-01270024 Zoned: RS
Violations:	specifically, there is a Wh residential property. Code: Unified Land Developmen	
	Issued: 01/27/2025	Status: CEH

cc: Code Compliance

Agenda No.:		Status:	Removed
Respondent:	Henderson, David J; Henderson, Lynne M	CEO:	Jamie G Illicete
	14187 Paradise Point Rd, Palm Beach Gardens, FL		
	33410-1141		
	14187 Paradise Point Rd, Palm Beach Gardens, FL	Case No:	C-2024-05100022
PCN:	00-43-41-20-00-000-7290	Zoned:	RS
Violations:	shall issuance of a permit prevent th errors in plans, construction or viola unless the work authorized by such or if the work authorized by such pe after the time the work is commence A certificate of completion is proof of permits is released for use and ma grant authority to occupy a building, of occupancy. More specifically, permit # E-2018-	set aside any of e building officia tions of this code permit is comme ermit is suspended ad. that a structure of ay be connected t , such as shell bui 014360-0000 for Certificate of Co- on (2020) - 105.4 on (2020) - 111.5	the provisions of the technical codes, nor 1 from thereafter requiring a correction of . Every permit issued shall become invalid nced within six months after its issuance, d or abandoned for a period of six months r system is complete and for certain types o a utility system. This certificate does not ilding, prior to the issuance of a certificate Electrical Generator and Tank has become mpletion for permit # E-2018-014360-0000

Agenda No.:	036	Complexity Level:	1 Status:	Active
	Landau, Faigy;	Landau, Samuel; Schwartz, Yeshia		John Gannotti
	-	Brooklyn, NY 11205-4510		
	U	M, West Palm Beach, FL		C-2025-01240016
	00-42-43-23-22-	013-3140	Zoned:	RH
Violations:	Code: Issued:	authority to violate, cancel, alter shall issuance of a permit prevent errors in plans, construction or vio unless the work authorized by such after the time the work is commen improvement has become inactive PBC Amendments to FBC 8th Ed 01/24/2025 A certificate of completion is prov of permits is released for use and	or set aside any of the building officia olations of this code. The permit is commen- permit is suspended ced. More specificate or expired. ition (2023) - 105.4. Soft that a structure of may be connected to ag, such as shell bui	Status: CEH system is complete and for certain types o a utility system. This certificate does not lding, prior to the issuance of a certificate
		PBC Amendments to FBC 8th Ed : 01/24/2025	ition (2023) - 111.5	Status: CEH
		authority to violate, cancel, alter shall issuance of a permit prevent errors in plans, construction or vio unless the work authorized by suc or if the work authorized by such	or set aside any of the building official oblations of this code. The permit is commended by the permit is suspended by the set of t	e to proceed with the work and not as the provisions of the technical codes, nor l from thereafter requiring a correction of Every permit issued shall become invalid need within six months after its issuance, l or abandoned for a period of six months lly, permit # E-2023-046489-0001 General
		: 01/24/2025	· · · · ·	Status: CEH

	CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA JULY 02, 2025 9:00 AM
4	 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. Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 01/24/2025 Status: CEH
5	 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. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 01/24/2025
6	 Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, # P-2023-046489-0002. Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 01/24/2025 Status: CEH
7	 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2023-046489-0003 HVAC (Sub) has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 01/24/2025
8	 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. Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 01/24/2025

cc: Landau, Faigy Landau, Samuel Schwartz, Yeshiah

Agenda No.:		Complexity Level: 1 Status:	
Respondent:	Lopez, Ana Silvia Maldonado 3925 Tuskegee Dr, Lake Worth		Maggie Bernal
	3925 Tuskegee Dr, Lake Worth	, FL Case No:	C-2025-03180001
	00-43-45-06-04-017-0070	Zoned:	RM
Violations:	premises of so a state of debris/materia trash/debris, f Code: Palm Beach O Issued: 03/19/2025 2 Details: Recreational front setback purpose of log	ach property for the open storage of any disrepair, appliances, glass, building als, tools/equipment, automotive par furniture, household items and/or similar county Property Maintenance Code - Sec Security Property Maintenance Code - Security vehicles, boats, sports vehicles and/or the or other area between the structure and adding or unloading during a period not to Development Code - 6.D.1.A.3.b	
	or change the remove, com plumbing sys to be done, sh More Specifi permit.	occupancy of a building or structure, yert or replace any impact-resistant co tem, the installation of which is regulate all first make application to the building cally: Driveway extension has been erec ments to FBC 8th Edition (2023) - 105.1	act, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. cted or installed without a valid building

Agenda No.:	038	Complexity Level: -	Status: Act	ive
Respondent:	McNab, Tara			ie G Illicete
Situa Adducase		N, Jupiter, FL 33478-6500	Casa Nat. C 2	025 02020014
	13195 164th Ct 00-41-41-09-00-		Case No: C-2 Zoned: AR	
Violations:		: Any owner or authorized agent who int		
	Code	or change the occupancy of a building remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application More specifically, accessory structure, has been erected or installed without a : PBC Amendments to FBC 8th Edition : 02/04/2025	g or structure, or to act-resistant coveri- nich is regulated by a to the building off metal roof pole ba valid building perm (2023) - 105.1	b erect, install, enlarge, alter, repair, ings, electrical, gas, mechanical or this code, or to cause any such work ficial and obtain the required permit. arn on the west side of the structure
	2 Details	Floodplain Development Permits or A	pprovals shall be is	sued pursuant to this Article for any
		Development activities exempt from Depending on the nature and extent Structure, the Floodplain Administrator Approval is required in addition to a bu	the Florida Buildin of proposed Devel- may determine that	ng Code, as listed in Art. 18.A.4.C. opment that includes a Building or
		Pursuant to the requirements of fede Insurance Program (44 CFR, Sections 5 shall be required for the following Buil Florida Building Code and any further requirements of this Article.	9 and 60), Floodpla dings, Structures an	in Development Permits or Approvals nd facilities that are exempt from the
		More specifically, accessory structure, has been erected or installed without F : Unified Land Development Code - 18 : 02/04/2025	oodplain approval. A.4.B & 18.A.4.C	
	3 Details Code	Any owner or authorized agent who into or change the occupancy of a building remove, convert or replace any imp plumbing system, the installation of wh to be done, shall first make application More specifically, accessory structure has been erected or installed without a PBC Amendments to FBC 8th Edition : 02/04/2025	ends to construct, e g or structure, or to act-resistant coveri- nich is regulated by a to the building off , metal roof pole be valid building perm (2023) - 105.1	enlarge, alter, repair, move, demolish, o erect, install, enlarge, alter, repair, ings, electrical, gas, mechanical or this code, or to cause any such work ficial and obtain the required permit. arn on the east side of the structure
	4 Details	Floodplain Development Permits or A Development activities exempt from Depending on the nature and extent Structure, the Floodplain Administrator Approval is required in addition to a bu	the Florida Buildin of proposed Devel- may determine that	ng Code, as listed in Art. 18.A.4.C. opment that includes a Building or
		Pursuant to the requirements of fede Insurance Program (44 CFR, Sections 5 shall be required for the following Buil Florida Building Code and any further requirements of this Article.	9 and 60), Floodpla dings, Structures an	in Development Permits or Approvals nd facilities that are exempt from the
	Code	More specifically, accessory structure, has been erected or installed without Fl Unified Land Development Code - 18.	oodplain approval.	
		: 02/04/2025		s: CEH

Agenda No.: 039	Complexity Level: -	Status:	Removed
Respondent: Laurelwood at I	Indian Spring Homeowners' Association, Inc	CEO:	Richard F Cataldo
980 N Federal H	Hwy, Ste 440, Boca Raton, FL 33432		
Situs Address: 11505 Victoria	Cir, Boynton Beach, FL	Case No:	C-2025-02180021
PCN: 00-42-45-34-09	0-001-0000	Zoned:	RS
Violations: 3 Details	: Any owner or authorized agent who intend	ls to constr	uct, 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 c	overings, electrical, gas, mechanical or
	plumbing system, the installation of which	is regulate	ed by this code, or to cause any such work
	to be done, shall first make application to	the buildir	ng official and obtain the required permit.
	More specifically, pool resurface and tilew	ork withou	it a valid building permit.
Code	e: PBC Amendments to FBC 8th Edition (20)	23) - 105.1	

Issued: 02/24/2025 Status: CLS cc: Laurelwood At Indian Spring Homeowners' Association, Inc. Agenda No.: 040 **Complexity Level: -**Status: Active Respondent: RESICAP FLORIDA OWNER II LLC CEO: Richard F Cataldo 1200 S Pine Island Rd, Plantation, FL 33324 Situs Address: 10226 Boynton Place Cir, Boynton Beach, FL Case No: C-2025-02240033 PCN: 00-42-45-26-26-000-3330 Zoned: RS Violations: Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, 1 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 Status: CEH Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., garbage 2 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 Status: CEH

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

Agenda No.:	041		Complexity Level: -	Status:		
Respondent:				CEO:	Jamie G Illicete	
	15125 1	29th Pl N, Jupiter, FL	33478-3572			
Situs Address:	15125 1	29th Pl N, Jupiter, FL		Case No:	C-2025-03250021	
PCN:	00-41-4	1-15-00-000-7130		Zoned:	AR	
Violations:	1	structures as and glazing shall be main specifically v Exterior win maintained in is open and a	provided in this code: treatment, exterior door ntained in a clean, safe vacant structure not bein idows, exterior doors, n a clean, safe and intac	window areas sh rs shall be water- and intact condit ng maintained in a exterior walls a ct condition, and w enance Code - Sec	ained in a manner required of occup nall be maintained with appropriate gl - and weather-tight, walls and roof ar tion, and water- and weather-tight. M a manner required of occupied structur nd roof areas are in disrepair and water-and-weather-tight. Vacant struct ction 14-31 (c) (1) Status: CEH	ass reas lore res. not
	2	condition as			ned in a clean, safe, secure and sanit eriorating problem or adversely affect	
		premises of s a state of dis	such property for the op	en storage of any s, building materia	uilding, structure or property to utilize motor vehicle which is inoperable and al, construction debris, automotive pa s.	1 in
		garbage, tras Code: Palm Beach	ically, open/outdoor of h or similar items on the County Property Mainte County Property Mainte	e property. enance Code - Sec enance Code - Sec		oris,
	3	fertilizing, p horticultural maintained.	runing, mowing, edgin	g or any other ac cally, vegetation	etation shall include weeding, wateri ctions needed consistent with accepta on property is overgrown and not be ction 14-32 (c) (2)	ıble
		Issued: 03/26/2025		S	Status: CEH	
	4	thereto, shal capable of s decks and rai	l be maintained structu	rally sound, in g loads. More spe	ngs and all other appurtenances attach good repair, with proper anchorage a cifically, exterior stairway, porch, wo	and
	L					

Issued: 03/26/2025	Status: CEH
the numerical address desi multi-unit buildings which u on such marquee/signboard marquee/signboard or buildi and of sufficient size to be numerical address not poster	e required for each principal building or use on premises showing gnation on the premises upon which they are maintained or in tilize a marquee/signboard, the full building address shall be posted . The address shall be posted in a color contrasting that of the ng a minimum of 4" for residential and 6" for commercial structure, plainly visible and legible from the roadway. More specifically, d at the property. y Maintenance Code - Section 14-33 (c) Status: CEH
be maintained structurally so not being maintained and ar	bluding detached garages, fences, walls, and swimming pools shall bund and in good repair. More specifically, wood and wire fencing e in disrepair. y Maintenance Code - Section 14-32 (e) Status: CEH

Agenda No.: Respondent:	042 ROBBINS, ERIC J 6580 Via Regina, Boca Raton,		Active Adam F Moulton
	6580 Via Regina, Boca Raton, 00-42-47-34-15-014-0120	FL Case No: Zoned:	C-2024-05070123
PCN: Violations:	1 Details: Any owner of or change the remove, con plumbing system to be done, so More specified	r authorized agent who intends to constru- e occupancy of a building or structure, vert or replace any impact-resistant c stem, the installation of which is regulate hall first make application to the buildin cally, Rear Sliding Glass Doors have bee ments to FBC 7th Edition (2020) - 105.1	test endage, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or d by this code, or to cause any such work g official and obtain the required permit. n installed without a valid building permit.

Agenda No.:		
Respondent:	Wantz, Susan D	CEO: Teresa G Rouse
	10132 Marlin Cir, Boca Raton, FL 33428-5422	
Situs Address:	10132 Marlin Cir, Boca Raton, FL	Case No: C-2025-03070009
PCN:	00-41-47-25-02-000-0090	Zoned: AR
Violations:	 Details: It shall be unlawful for any of parked on land any unlicensed sports vehicle, recreational ve any 24-hour period, each such the exception of one unregiste vehicle is completely screened vehicle parked on the drivewa Code: Unified Land Development Consumed: 03/07/2025 Details: The roof and flashing shall be shall be adequate to prevent of structure. Roof drains, gutters from obstructions. Roof wate public nuisance. More specific Code: Palm Beach County Property Issued: 03/07/2025 Details: Vehicles shall only be parke specifically, vehicles are parkit Code: Unified Land Development Consumed: 03/07/2025 Details: The exterior of a structure sha as not to pose a threat to the home skirting is in a state of details: 	Status: CEHa sound, tight and not have defects that admit rain. Roof drainage dampness or deterioration in the walls or interior portion of the s and down spouts shall be maintained in good repair and free er shall not be discharged in a manner that creates an adjacent eally, the roof and fascia are in a state of disrepair. Maintenance Code - Section 14-33 (g) Status: CEHd on an improved surface in the Urban Suburban Tier. More ing on the grass which is not considered an improved surface. ode - 6.D.1.A.1.b.2Il be maintained in good repair, structurally sound and sanitary so public health, safety or welfare. More specifically, the mobile

Agenda No.: Respondent:	044 Hall, Richard D; Hall, Robin 22719 Horse Shoe Way, Boca		Active Teresa G Rouse	
	22719 Horse Shoe Way, Boca 00-41-47-26-04-004-0010	Raton, FL Case No: Zoned:	C-2025-01130002 RE	

Violations:	1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish,		
		or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or		
		plumbing system, the installation of which is regulated by this code, or to cause any such work		
		to be done, shall first make application to the building official and obtain the required permit.		
		Specifically, a chickee hut has been erected or installed on the property without a valid building		
		permit.		
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1			
		Issued: 01/13/2025 Status: CEH		

Agenda No.:	.: 045 Complexity Level: - Status: Active				
Respondent:	t: De Oliveira, Victor Bertolini; Abreu Bertolini, Myrna De CEO: Teresa G Ro	ouse			
	Campos				
	4730 Betelnut St, Boca Raton, FL 33428-4108				
Situs Address:	s: 4730 Betelnut St, Boca Raton, FL Case No: C-2024-101	.50003			
PCN:	I: 00-41-47-25-07-016-0120 Zoned: RS				
Violations:	 Details: Any owner or authorized agent who intends to construct, enlarge, or change the occupancy of a building or structure, or to erect, remove, convert or replace any impact-resistant coverings, eleplumbing system, the installation of which is regulated by this cool to be done, shall first make application to the building official an Specifically, interior alterations of the homes structural, electrical have been altered without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 10/17/2024 Details: Any owner or authorized agent who intends to construct, enlarge, or change the occupancy of a building or structure, or to erect, remove, convert or replace any impact-resistant coverings, eleplumbing system, the installation of which is regulated by this cool to be done, shall first make application to the building official an Specifically, exterior alterations of the homes structure have be building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 10/17/2024 	install, enlarge, alter, repair, ectrical, gas, mechanical or le, or to cause any such work d obtain the required permit. l, plumbing, and mechanical alter, repair, move, demolish, install, enlarge, alter, repair, ectrical, gas, mechanical or le, or to cause any such work d obtain the required permit.			

Agenda No.: Respondent:	046Complexity Level: -Status: ActiveChandler, William J; Chandler, Rachel; Vening, BartonCEO: Steve R Newell753 Hummingbird Way, Apt 3, North Palm Beach, FLStatus: Active			
	11170 Monet Ridge Rd, Palm Beach Gardens, FLCase No: C-2025-01100008			
PCN: Violations:	00-43-42-06-01-000-0300 Zoned: RS 2 Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard			
	and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.			
	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. Code: Unified Land Development Code - 6.D.1.A.3.c			
	Issued: 01/15/2025 Status: CEH			

Agenda No.: Respondent:	047Complexity Level: -Status: ActiveMichael Cimbrec; and Guardian for Trenton R. RodriguezCEO: Steve R Newell3335 Bermuda Rd, Palm Beach Gardens, FL 33410-2459Status: Active
Situs Address:	3335 Bermuda Rd, Palm Beach Gardens, FLCase No: C-2024-08130004
PCN:	00-43-41-31-02-021-0190 Zoned: RM
Violations:	 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/21/2024

Agenda No.: 048 Respondent: Da Silva, Manoelle L Complexity Level: -

Status: Active CEO: Steve R Newell

	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:	 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 			
 Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and sim be kept in a proper state of repair, and maintained free from hazardous conditions the asphalt driveway is in driveway. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 02/19/2025 Status: CEH 				

Agenda No.: Respondent:	049 LEE, MINH QUANG	I I I I I	s: Active D: Nedssa Miranda		
Respondent.	16824 Matisse Dr, Delray I				
Situs Address:	5793 Lime Rd, West Palm	Beach, FL Case N	c -2025-03170043		
PCN:	00-42-43-35-12-025-0070	Zone	I: RM		
Violations:	3 Details: Garbage (Carts and Yard Waste Containers shall be	blaced at the Collection Point no earlier than		
	3:00 p.m.	on the day preceding the day upon which	h collection is customarily made. Garbage		
	Carts and	Yard Waste Containers shall be removed	from the Collection Point on the same day		
		is scheduled to occur.			
	1 1	when placed for collection service in accordance with subsection 25-1(c)(1)af., Garbage			
		d Yard Waste Containers shall be placed in a storage location within, adjacent to, or			
		a structure, building, fence, landscaping, or other barrier which substantially screens			
	the view of	of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.			
	-	tore garbage containers so that they are screened from view from streets or public ight-of-way.			
	Code: Palm Bea	Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.			
		Im Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.			
	Issued: 03/19/202	25	Status: SIT		

Agenda No.: Respondent:	050 Complexity L KRG BOCA RATON PALMS PLAZA LLC 801 US Highway 1, North Palm Beach, FL 33 States	CEO: Adam F Moulton
	22191 Powerline Rd, Boca Raton, FL 00-42-47-28-01-021-0040	Case No: C-2025-03030022 Zoned:
Violations:	or change the occupancy of remove, convert or replace plumbing system, the install to be done, shall first make More specifically, interior	ent who intends to construct, enlarge, alter, repair, move, demolish, a building or structure, or to erect, install, enlarge, alter, repair, any impact-resistant coverings, electrical, gas, mechanical or ation of which is regulated by this code, or to cause any such work application to the building official and obtain the required permit. alterations to convert property into a nail salon/spa including or installed without a valid building permit. th Edition (2023) - 105.1 Status: CEH
cc:	Krg Boca Raton Palms Plaza Llc	

Queen Nails

Agenda No.:	051	Complexity Level: - Stat	us:	Active
Respondent:	CGI FUND I BOCA LLC	CF	0:	Darrin L Emmons
	9300 S Dadeland Blvd, Ste 60	0, Miami, FL 33156		
Situs Address:	20283 S State Road 7, 400, Bo	oca Raton, FL Case	No:	C-2025-01060023
PCN:	00-41-47-13-25-003-0000	Zon	ed:	MUPD

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				
0	052 Complexity Level: - Status: Active ANNIS, ERNESTINE CLAYTON CEO: Richard F Cataldo				
itus Address:	052 Complexity Level: - Status: Active				
Respondent: itus Address:	052Complexity Level: -Status: ActiveANNIS, ERNESTINE CLAYTONCEO: Richard F Cataldo3576 N Old Dixie Hwy, Delray Beach, FLS3483-63083576 Old Dixie Hwy, Delray Beach, FLCase No: C-2025-02270031				

Respondent:	DELRAY RESTORATION & MAINTENANCE LLC 1015 Ventnor Ave, Apt E, Delray Beach, FL 33444-3410 CEO: Dennis A Hamburger
	318 Burgundy G, Delray Beach, FL Case No: C-2024-12020011 00-42-46-23-05-007-3180 Zoned: RH
Violations:	 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

Agenda No.: Respondent:	054 GREEN LIVING CONSTRUC 125 W Hidden Valley Blvd, A 33487-1561		Active Steve G Bisch	
	Lake Blvd, Delray Beach, FL 00-42-46-23-02-000-4200	Case No: Zoned:	C-2025-03070024 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		CEO:	Timothy M Madu
	16281 E Mayfair Dr, Loxahato	chee, FL 33470		

	16281 E Mayfair Dr, Loxahatchee, FL 00-40-43-24-00-000-3220	Case No: C-2024-12170002 Zoned: AR
Violations:	or change the occupancy remove, convert or repl plumbing system, the inst to be done, shall first mat	agent who intends to construct, enlarge, alter, repair, move, demolish, of a building or structure, or to erect, install, enlarge, alter, repair, ace any impact-resistant coverings, electrical, gas, mechanical or allation of which is regulated by this code, or to cause any such work ke application to the building official and obtain the required permit. I and wire fence has been erected or installed without a valid building C 7th Edition (2020) - 105.1 Status: CEH

Agenda No.: Respondent:	Cambronero, Franc	Complexity Level: - cisco J; Cambronero, Lesly Y 'est Palm Beach, FL 33406-4897	Status: CEO:	Active Ray F Leighton
	4370 Forest Rd, We 00-42-44-12-02-00	Vest Palm Beach, FL	Case No: Zoned:	C-2024-10070024
Violations:				uct, enlarge, alter, repair, move, demolish,
	or re pl to M br Code: P	r change the occupancy of a building emove, convert or replace any impa- lumbing system, the installation of who be done, shall first make application	g or structure, pact-resistant c hich is regulate n to the buildin way(s) have be (2023) - 105.1	or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or od by this code, or to cause any such work og official and obtain the required permit. een erected or installed without a valid

Agenda No.:	: 057 Complexity Level: - Status: Active						
Respondent:	: LAKE CLARKE GARDENS CONDOMINIUM, INC. CEO: Caroline Foulke						
-	1700 PALM BEACH LAKES Blvd, Ste 600, West Palm						
	Beach, FL 33401						
Situs Address:	: 2647 N Garden Dr, 202, Lake Worth, FL Case No: C-2025-03140006						
PCN:	: 00-43-44-17-31-000-2020 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 perm						
	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:	cc: Lake Clarke Gardens Condo Inc						

Agenda No.:	058 Complexity Level: 7	1 Status:	Active			
Respondent:	TREJOS YACHT REFINISHING INC	CEO:	Nick N Navarro			
	6250 Oakview Ln, Lake Worth, FL 33463-6647					
Situs Address:	6250 Oak View Ln, Lake Worth, FL	Case No:	C-2025-02260037			
PCN:	00-42-44-34-11-000-0460	Zoned:	RS			
Violations:	1 Details: Vehicles shall only be parked on an	e 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 Complexity Level: -	Status:	Active
Respondent:	Merugu, Kiran; Vasireddy, Padmaja	CEO:	Timothy M Madu
	1047 Grove Park Cir, Boynton Beach, FL 33436-9437		
Situs Address:	50th St N, FL	Case No:	C-2025-04020013
PCN:	00-40-43-10-00-000-3110	Zoned:	AR

Violations:	1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
	More specifically, the garbage/trash on the property.
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
	Issued: 04/07/2025 Status: CEH

Agenda No.:		Complexity Level: 1	Status:	
Respondent:		te 500, West Palm Beach, FL 3340		Nedssa Miranda
	United States 7656 Pioneer Rd, West I 00-42-43-27-05-012-022		Case No: Zoned:	C-2024-09230028 AR
Violations:	or cha remove plumb to be c	nge the occupancy of a building of e, convert or replace any impact ing system, the installation of whic lone, shall first make application to specifically, fence and electrical h	or structure, t-resistant c h is regulate the buildir	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work og official and obtain the required permit. cted or installed without a valid building
	Obtain	required building permits for the f	ence and ele	ectrical or remove the fence and electrical.
	PZB-Z	ConingCompliance@pbc.gov or (56 mendments to FBC 8th Edition (20	1)233-5200)23) - 105.1	and setbacks with the Zoning Division at Status: CEH
	or cha remove plumb to be c	nge the occupancy of a building of e, convert or replace any impact ing system, the installation of whic lone, shall first make application to specifically, roofed structure #1 ha	or structure, t-resistant c h is regulate the buildir	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ag official and obtain the required permit. eted or installed without a valid building
	Prior t PZB-Z Code: PBC A	o submitting a permit application, coningCompliance@pbc.gov or (56 mendments to FBC 8th Edition (20	verify use a 1)233-5200)23) - 105.1	
	Issued: 09/27/2	2024	2	Status: CEH
	or cha remov plumb to be c More	nge the occupancy of a building of e, convert or replace any impact ing system, the installation of whic lone, shall first make application to	or structure, t-resistant c h is regulate the buildir	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, overings, electrical, gas, mechanical or ed by this code, or to cause any such work ag official and obtain the required permit. been erected or installed without a valid
		required building permits for the DCTURE #2.	ROOFED S	TRUCTURE #2 or remove the ROOFED
	PZB-Z	o submitting a permit application, coningCompliance@pbc.gov or (56 .mendments to FBC 8th Edition (20	1)233-5200	and setbacks with the Zoning Division at .
	Issued: 09/27/2		· ·	Status: CEH
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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. PBC Amendments to FBC 8th Edition (2023) - 105.1 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.
	Code:	Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. PBC Amendments to FBC 8th Edition (2023) - 105.1
		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.
	Code	Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. PBC Amendments to FBC 8th Edition (2023) - 105.1
		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. PBC Amendments to FBC 8th Edition (2023) - 105.1
10		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.
	Code:	Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/27/2024

Status: CEH

 remove, convert or replace any impact-resistant coverings, electrical, ga, 'mechanical or hore specifically, SHIPPING CONTAINERS has been erected or installed without a valid bailding 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(zpbc.gov or (651)233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/27/2024 Status: CEH Details: Any owner or authorized agent who intends to construct, enlarge, after, repair, nove, denolish, work, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plannbing 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@gbbc.gov or (561)223-3200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 0927/2024 Status: CEH Details: The roof and flashing shall be sound, tight and no thave defects that admit rain. Roof drainaget 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 construction, shall be adequate to prevent shall not be discharged in a manner that creates an adjacent public anisance. Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g). Code: Plan Beach County Property Maintenana			
 CONTAINERS. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at P7R-ZoningCompliance@pick.gov or (501)233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 0927/2024 Staus: CEH 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 arcet, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, ags, mechanical on 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 permits 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 PZ-ZoningComplemets of PIC 8th Edition (2023) - 105.1 Issuei: 0927/2024 Staus: CEH Details: The roof and flashing shall be sound, tight and on have defects that admit rain. Roof drainagg distal be adequate to prevent dampness or deterioration in the valls or interior portion of the structure. Roof drains, gutters, and downspouts in accordance with Section 14-33 (g) Issuei: 0927/2024 Staus: CEH Details: Development other than Building and Structures: The Floodplain Administrator shall inspect and hall be solour of the admit mained in grout structure. Anof drainagg used in 092 floadplain Development Permits or Approvals. On all new, permitted construction, regardless of fload rane designation, grading shall keep all rainfall and runoff flow on the Building site with discording dualing structure andin the reading main grads. All construction and trag adversely	11	Details:	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
 P2B-2oningCompliance@pbc.gov or (56)(233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/27/2024 Status: CEH 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 rect, 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 crected or installed without a valid building permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (56)(233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/27/2024 Status: CEH Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainager shall be adequate to prevent dampness or deterioration in the valls 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) Issued: 09/27/2024 Status: CEH 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 A/provals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all minfall and runoff. How on the Building site shall be corrored i			Obtain required building permits for the SHIPPING CONTAINERS or remove the SHIPPING CONTAINERS.
 or change the occupancy of a building or structure, or to creat, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanisal 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 CHICKLN COOK has been erected or installed without a valid building permit. Obtain required building permits for the WOOD CHICKEN COOK or remove the WOOD CHICKLN COOK. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (\$61)233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 0927.72024 Status: CFH 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 vater shall not be discharged in a manner that creates an adjacent public nuisance. Reepair/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: CFH Details: Development to determine compliance with the requirements of this Article and the conditions of sisced Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all nainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berns shall be constructed along 10 lines, if necessary, to			PBC Amendments to FBC 8th Edition (2023) - 105.1
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 PZB-ZoningCompliance@bbc.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 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. Brosion sedimentation activity regulated by this code shall be performed in a manner so as not to adversely impast the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by 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 historis surface water drainage flows serving adjacent property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of const			Obtain required building permits for the WOOD CHICKEN COOK or remove the WOOD CHICKEN COOK.
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 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 platerns 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	14	Details.	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
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is submitted to the inspector in order to receive approval of the final inspection.			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: 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

-	LAGO DEL MAR CONDOMINIUM ASSOCIATION, INCCEO: Adam F Moulton301 Yamato Rd, Ste 2199, Boca Raton, FL 33431			
	7770 Lago Del Mar Dr, Building 8, Boca Raton, FL Case No: C-2025-04070010 00-42-47-28-32-008- Zoned: AR			
Violations:	1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, 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			
cc:	Lago Del Mar Condominium Association, Inc. Lago Del Mar Condominium Association, Inc.			
Agenda No.: Respondent:	062Complexity Level: -Status: ActiveJoseph, Richelieu; Joseph, IlansieCEO: Christina G Stodd17393 60th Ln N, Loxahatchee, FL 33470-3206CEO: Christina G Stodd			
	Tangerine Blvd, Loxahatchee,, FL Case No: C-2025-01280002 00-40-42-35-00-000-4060 Zoned: AR			
Violations:	 1 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historie 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 Details: 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 th			

Complexity Level: - Status: Active

Respondent:	Chandra Nauth, Life Tenant; and Nicole Samantha Nauth, CEO: Christina G Stodd					
	Remainderman 7260 140th Ave N, West Palm Beach, FL 33412-2717					
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:	 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 					
	 2 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 					

Agenda No.:		Complexity Level: -	Status:	
Respondent:	•		CEO:	Dennis A Hamburger
	5119 Oak Hill Rd	, Delray Beach, FL 33484-1340		
Situs Address:	5119 Oak Hill Rd	, Delray Beach, FL	Case No:	C-2024-12310007
PCN:	00-42-46-11-03-0	00-2090	Zoned:	AR
Violations:	1 Details:	A permit issued shall be construed to	o be a licens	e to proceed with the work and not as
	Code: Issued: 2 Details:	authority to violate, cancel, alter or set shall issuance of a permit prevent the b errors in plans, construction or violation unless the work authorized by such perm or if the work authorized by such perm after the time the work is commence (Alterations - Residential) has become if PBC Amendments to FBC 8th Edition (01/03/2025 The provisions of this Code shall apply	aside any of uilding officia ns of this code mit is comme it is suspended d. More spe inactive or exp (2023) - 105.4	the provisions of the technical codes, nor 1 from thereafter requiring a correction of . Every permit issued shall become invalid nced within six months after its issuance, d or abandoned for a period of six months beifically, permit # B-2016-005332-0000 bired. .1 Status: CEH pment of all land in unincorporated PBC,
	Code:	Development Order. The development or use of the property or there is no approved Development provisions of the ULDC shall apply to Beach County unless stated otherwise. by a Development Order.	y is inconsister Order and in the developmed No developmed verted into ar 2	be undertaken unless authorized by a nt with the approved Development Order, mplementing Development Permit. The ent of all land in the unincorporated Palm tent shall be undertaken unless authorized n efficiency living quarters. The property Status: CEH

Agenda No.:	065 Complexity I	Level: - Status:	Removed
Respondent:	ONUR INVEST LLC	CEO:	Dennis A Hamburger
	10278 Canoe Brook Cir, Boca Raton, FL 334	98-4612	
Situs Address:	14757 Wildflower Ln, Delray Beach, FL	Case No:	C-2025-02120004
PCN:	00-42-46-15-10-023-0050	Zoned:	RH
Violations:	or change the occupancy or remove, convert or replac plumbing system, the instal to be done, shall first make	f a building or structure, e any impact-resistant c lation of which is regulate application to the buildin and exterior renovations 8th Edition (2023) - 105.1	uct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, coverings, electrical, gas, mechanical or ed by this code, or to cause any such work ng official and obtain the required permit. have been erected or installed without a Status: CLS

Agenda No.: Respondent:	066 Complexity Level: - FURY CONSTRUCTION & DEVELOPMENT LLC 16275 Collins Ave, Ph 1, SunnyIslesBeach, FL 33160	C CEO: Steve G Bisch
Situs Address:	15295 Persimmon Ave, Delray Beach, FL	Case No: C-2024-12100014
PCN:	00-42-46-20-21-000-0150	Zoned: AGR
Violations:	or change the occupancy of a build remove, convert or replace any i plumbing system, the installation of to be done, shall first make applica More specifically initial stages of	to intends to construct, enlarge, alter, repair, move, demolish, lding or structure, or to erect, install, enlarge, alter, repair, impact-resistant coverings, electrical, gas, mechanical or of which is regulated by this code, or to cause any such work ation to the building official and obtain the required permit. Construction of a large single family dwelling have taken quired building permits. Stop work order has been placed by tion (2023) - 105.1 Status: CEH

Agenda No.:		Complexity Level: - Status:	
Respondent:	Wahby, Ebtisam		Steve G Bisch
	5 Ponderosa Ln, Old Bridge, N		
Situs Address:	411 Burgundy I, Delray Beach	n, FL Case No:	C-2025-03070003
PCN:	00-42-46-23-05-009-4110	Zoned:	RH
Violations:	 200-42-46-23-05-009-4110 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, 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 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 		
	More specifi	shall first make application to the buildin ically, Exterior door has been installed wi ments to FBC 8th Edition (2023) - 105.1	g official and obtain the required permit. thout a valid building permit.
	Issued: 03/11/2025	S	tatus: CEH
cc:	Wahby, Ebtisam		

Agenda No.: Respondent:	 : 068 Complexity Level: 1 :: CANTU, SALOMI H TRUST DATED MARCH 16TH 202. : SALOMI H CANTU 3894 Kewanee Rd, Lake Worth, FL 33462-2214 Status: Active CEO: Frank A Davis 	
	: 3894 Kewanee Rd, Lake Worth, FL Case No: C-2025-03270027	
	: 00-43-45-06-04-024-0110 Zoned: RM	
Violations:	 I 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 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 	

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, Alteration to Carport has been erected or installed without a valid building permit.
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
	Issued: 04/07/2025 Status: SIT

Agenda No.:	069	Complexity Level: 1 Status:	Active
Respondent:	BRIZEUS, MIRLANDE	CEO:	Frank A Davis
	4945 Messana Ter, Lake Worth,	FL 33463-7272	
Situs Address:	4945 Messana Ter, Lake Worth,	FL Case No:	C-2025-02260016
PCN:	00-42-45-01-03-000-1370	Zoned:	RS
Violations:	maximum of 12 unit. Code: Unified Land I	2,500 pounds Gross Vehicle Weight Rat Development Code - 6.D.1.A.2.a	num of one Commercial Vehicle up to a ing (GVWR) shall be parked per dwelling
	Issued: 03/04/2025	8	tatus: CEH

Agenda No.: Respondent:	070 Complexity Level: - VISHNU RAMPERSAD and ALISON RAMPERSAD, as 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	Status: Active CEO: Dennis A Hamburger
Situs Address:	14576 Country Side Ln, Delray Beach, FL	Case No: C-2025-02110019
PCN:	00-42-46-15-12-001-0150	Zoned: RH
Violations:	shall be adequate to prevent dampness of structure. Roof drains, gutters and down	nt and not have defects that admit rain. Roof drainage or deterioration in the walls or interior portion of the a spouts shall be maintained in good repair and free be discharged in a manner that creates an adjacent ce Code - Section 14-33 (g) Status: CEH

Agenda No.: Respondent:	· ·	ive nis A Hamburger
Situs Address:	: 6575 S Oriole Blvd, Delray Beach, FL Case No: C-20	025-03060017
PCN:	: 00-42-46-15-16-001-0000 Zoned: RH	
Violations:	 a betails. Any owner of admonized agent who mends to consider, or or change the occupancy of a building or structure, or to remove, convert or replace any impact-resistant covering plumbing system, the installation of which is regulated by t to be done, shall first make application to the building offin More specifically, pavers applied to all common areas, we erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 	erect, install, enlarge, alter, repair, ngs, electrical, gas, mechanical or this code, or to cause any such work icial and obtain the required permit.

cc: Deauville Village Condominium Assn Inc

Agenda No.: Respondent:	072 Comp ONTARIO HOTEL DEVELOPMENT 2221 Camden Ct, Ste 200, Oak Brook		Active Adam F Moulton
	7006 Palmetto Cir N, Boca Raton, FL	Case No:	C-2025-04140006
	00-42-47-21-01-011-0000	Zoned:	CG

		CODE COMPLIANCE SPECIAL MAGISTRATE HEARING AGENDA JULY 02, 2025 9:00 AM	
Violations:	1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.		
		The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.	
		Observation: Food truck observed at property without permit. Code: Unified Land Development Code - 1.A.2 Issued: 04/14/2025 Status: CEH	
	2	 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. Code: Unified Land Development Code - 8.C.4 	
		Issued: 04/14/2025 Status: CEH	

cc: Ontario Hotel Development Llc

Agenda No.:	073	Complexity Level: - St	tatus: Active	
	10606Marinaplace LLC		CEO: Teresa G Rouse	
	6256 SW 20th St, North Lau			
	10606 Marina Pl, Boca Rato		se No: C-2025-01300009	
	00-41-47-25-02-000-2020		oned: AR	
Violations:	premises o a state of c tires, vege inoperable and similar	f such property for the open storage of isrepair, appliances, glass, building t tative debris, garbage, trash or simi vehicle parked in the driveway, con items on the property. h County Property Maintenance Code	of a building, structure or property to utilize the of any motor vehicle which is inoperable and in material, construction debris, automotive parts, nilar items. Specifically, but not limited to, an nstruction materials, pallets, appliances, pavers, de - Section 14-35 (a) Status: CEH	
	front setba purpose of Specificall	ck or other area between the struct loading or unloading during a period y, the trailer is parked in the front set nd Development Code - 6.D.1.A.1.b		
	be parked vessel with provided th	outdoors on a residential parcel wi	two or a maximum of three of the following, may ith a residential unit: sports vehicle or marine may be parked outdoors in a residential district s.	
	owned by t	he resident of the home. nd Development Code - 6.D.1.A.3.a	reational vehicle parked on the property is not Status: CEH	
	and screen minimum o on the prop Code: Unified La	ed from surrounding property and s of six feet in height. More specifically erty are not properly screened from and Development Code - 6.D.1.A.3.c		
	Issued: 01/30/2025		Status: CEH	
cc:	10606marinaplace Llc			
	Occupant			

Agenda No.:074Complexity Level: -Respondent:Pajaro, Jaime R; Pajaro, Amin Segundo
11100 N Terradas Ln, Boca Raton, FL 33428-3992Situs Address:11100 N Terradas Ln, Boca Raton, FL
PCN:PCN:00-41-47-26-10-006-0090

Status: Active CEO: Teresa G Rouse

Case No: C-2025-02060004 Zoned: RS

-			
Violations:	1	authority to violate, cand shall issuance of a permi errors in plans, construct unless the work authorized or if the work authorized after the time the work is & Door Replacement Im Code: PBC Amendments to FB	
		Issued: 02/07/2025	Status: CEH
	2	of permits is released for grant authority to occupy	on is proof that a structure or system is complete and for certain types use and may be connected to a utility system. This certificate does not a building, such as shell building, prior to the issuance of a certificate cally, a certificate of completion is required for permit number C 8th Edition (2023) - 111.5
		Issued: 02/07/2025	Status: CEH

	^ 			
Agenda No.:		plexity Level: - Status:	Active	
Respondent:	Salcedo, Diego F	CEO:	Charles Zahn	
	1125 N Haverhill Rd, West Palm Bea	ach, FL 33417-5858		
Situs Address:	4870 Purdy Ln, West Palm Beach, F	L Case No:	C-2025-03260003	
PCN:	00-42-44-13-00-000-3560	Zoned:	RM	
Violations:	1 Details: All accessory struc	tures, including detached garages,	fences, walls, and swimming pools shall	
	missing pieces.	be maintained structurally sound and in good repair. Specifically, wood fence in disrepair,		
	Issued: 04/01/2025	S	tatus: 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 equipmen including but not limited to, sewer, gas, water, electric, drainage, communications facility, an any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, han hole, manhole, vault, surface location marker, or appurtenance, landscape material, access driver road connection, pathway, signage, curbing, marking or pavement. Specifically, drainage pip failure causing the soil to erode and the sidewalk/driveway to collapse in the created void Permit R/W0075-0403		plant, property, structure, or equipment, c, drainage, communications facility, and enna, converter, splice box, cabinet, hand tenance, landscape material, access drive, or pavement. Specifically, drainage pipe riveway to collapse in the created void.	
		Codes & Ordinances - Ordinance		
	Issued: 04/01/2025	S	tatus: CEH	
	E ' ' D 1D'1			

cc: Engineering Road Bridge

Agenda No.: Respondent:	076Complexity Level: -Status: ActiveJOSIAH'S FUTURE INVESTMENTS LLCCEO: Omar J Sheppard
Respondent.	335 NW 54th St, Miami, FL 33127-1919
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: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17Issued: 02/19/2025Status: CEH

cc: Josiah'S Future Investments Llc

A 1 37	077		•	<u><u> </u></u>	
Agenda No.: Bospondonti	077 Geiger, Karsten		xity Level: -	Status:	Active Christina G Stodd
Respondent:	U .	e St, Port Saint Lucie,]	FL 34953-7200	CEO:	Christina O Stodd
Situs Address:	Royal Palm Beac			Case No:	C-2025-03120023
	00-41-43-02-00-			Zoned:	AR
	00-41-43-02-00- 1 Details: Code: Issued:	Doo-7410 Development other tha all Development to a conditions of issued FI On all new, permitted rainfall and runoff flow or to public drainage w lines, if necessary, to sedimentation off the I Floodplain Administra finish earth grades. M Unified Land Develop 03/13/2025 All construction activi in a manner so as no activity is permitted to affect owner, under terms or conditi- limited to, the control construction materials surface water drainage flows s complying with engi affected sites. Accordingly, dev including additions, por resulting in a significa drainage flow on the d prepared drainage plan the	determine compliand loodplain Developmed construction, regardl w on the Building sit ways adjacent to the o prevent stormwate Building site shall be ator may require gra lore specifically obta oment Code - 18.A.6. ity regulated by this contractors of dust, noise, water s. New construction serving adjacent prop neering standards t velopers, contractors pools, patios, driveway int decrease of perme leveloped property sh n clearly indicating c	Zoned: Tuctures: The ce with the ent Permits less of flooder property life or flow diner controlledred ding plans in a permit B & 18.D.: Source shall be code shall be code shall be or drainager activity simplicable or drainager activity simplicable activity simplicable or drainager activity simplicable or drainager activity simplicable or drainager activity simplicable or drainager activity simplicable activity simp	AR ne Floodplain Administrator shall inspect e requirements of this Article and the or Approvals. d zone designation, grading shall keep all charged into the roadway drainage system nes. Berms shall be constructed along lot rectly onto adjacent properties. Erosion until vegetative cover is established. The showing pre-construction and proposed for the site development and fill. 5.A.1 Status: SIT
		specifically, obtain a p			approval of the final inspection. More fill.
		PBC Amendments to I	FBC 8th Edition (202	· · · · · · · · · · · · · · · · · · ·	
	Issued:	03/13/2025		S	status: SIT

Agenda No.:	1 0	Status:	
Respondent:	GUARDIAN ELYSIUM, LLC 1200 South Pine Island Rd, Plantation, FL 33324	CEO:	Richard W Padgett
Situs Addross.	7085 Merganser Ct, Building 2, Lake Worth, FL	Case No:	C-2025-01170007
	00-42-45-10-19-007-0000	Zoned:	
Violations:			
	Development Order. The development or use of the proper or there is no approved Developmen provisions of the ULDC shall apply to Beach County unless stated otherwise by a Development Order.	by the development shall the development shall the development of the development. No development shall be development of the d	be undertaken unless authorized by a nt with the approved Development Order, mplementing Development Permit. The ent of all land in the unincorporated Palm tent shall be undertaken unless authorized
		ng Condition #1 rporated by refe	the Workforce Housing requirements set , and the Restrictive Covenant recorded at erence therein.
	Issued: 05/07/2025	S	Status: CEH

cc: Guardian Elysium, Llc

A 1 M	070		<u> </u>	D 1
Agenda No.: Respondent:		Complexity Level: - RNACLE OF FAITH INC		Removed Nick N Navarro
		17, Ste 104-219, Wellington, FL 33414	0201	
		vd, West Palm Beach, FL	Case No:	C-2025-04100023
	00-42-44-12-42-		Zoned:	RM
Violations:	1 Details:	Palm Beach County Local Amendment Chapter 50 Commercial Cooking - 50. Commercial Occupancies		dential Cooking Equipment Prohibited in
	VIOLATION: Residential cooking equipment shall not be allowed in commercial occupancies. 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. Code: Palm Beach County Fire Code - 50.2.1.1.3 - Residential Cooking Equipme Issued: 04/11/2025 Status: CLS			
cc:	Gospel Tabernac Gospel Tabernac			
Agenda No.: Respondent:	BARANES, KFI	Complexity Level: 3 R m Ln, Lake Worth, FL 33467-5708	Status: CEO:	Active Nick N Navarro
		m Ln, Lake Worth, FL	Case No: Zoned:	C-2025-03050031 AR
Violations:	1 Details:	unless stated otherwise. No develop Development Order. The development or use of the property or there is no approved Development provisions of the ULDC shall apply to	oment shall to v is inconsister Order and in the development	pment of all land in unincorporated PBC, be undertaken unless authorized by a nt with the approved Development Order, nplementing Development Permit. The ent of all land in the unincorporated Palm tent shall be undertaken unless authorized
		>> Storage Yard. Property Use listed as	Development ovals, cont 61-233-5200. 2	ne use of the property needs to be brought Code. To discuss this property's approved act the Zoning Division at Status: CEH
		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.		
		Please obtain the required building perr	nits. n, verify use a 561)233-5200 (2023) - 105.1	installed without a valid building permit. and setbacks with the Zoning Division at Status: CEH
	3 Details:	premises of such property for the open	storage of any uilding materi	ailding, structure or property to utilize the motor vehicle which is inoperable and in al, construction debris, automotive parts, s.
			ve parts, tires, v	le vehicles, appliances, glass, building vegetative debris, garbage, trash or similar ction 14-35 (a) Status: CEH

Agenda No.: Respondent:	081Complexity Level: -Status: ActiveGRIMSLEY, SLOAN; ALBY, JOYCECEO: Richard F Cataldo15214 80th Dr N, Palm Beach Gardens, FL 33418-7323		
	5660 Boynton Cres, Boynton Beach, FL Case No: C-2025-03070012 00-42-45-26-27-000-1150 Zoned: RS		
Violations:	 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 		
сс:	Sloan Grimsley And Joyce Alby		
Agenda No.: Respondent:	082Complexity Level: -Status: ActiveO'NAN, Dennis D. Dennis D. O'NAN Trust, dated FebruaryCEO: Elizabeth A Gonzalez14th, 20134672 Centurian Cir, Greenacres, FL 33463-4685		
	13221 Ellison Wilson Rd, North Palm Beach, FL Case No: C-2024-05070013 00-43-41-29-00-000-5620 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 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: CEH 		

cc: O'Nan, Dennis D

Agenda No.:	083	Complexity Level: 1 Status:	Active
Respondent:	Hartman, William; Hartman,	Soraya CEO:	John Gannotti
	7 Sussex A, West Palm Beach,	FL 33417-1333	
Situs Address:	6 Sussex A, West Palm Beach,	FL Case No:	C-2025-02030017
PCN:	00-42-43-23-39-001-0060	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 specifi	cally, windows/door has been erected or	installed without a valid building permit.

	JULY 02, 2025 9:00 AM
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/14/2025 Status: CEH
cc:	Hartman, Soraya Hartman, William
-	084Complexity Level: - GARDENWAY M CONDOMINIUM ASSOCIATION, INC 12346 Alternate A1A, K-8, Palm Beach Gardens, FL 33410Status: Removed
Violations:	1 Details: 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.
	>>>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). Code: Palm Beach County Property Maintenance Code - Section 14-33 (n) Issued: 01/21/2025 Status: CLS
cc:	Forgony, Maria Pospisil, J
Agenda No.: Respondent:	085Complexity Level: 3Status: ActivePALM LAKE BAPTIST ASSOCIATION INCCEO: Nedssa Miranda777 S FLAGLER, Ste 500 EAST, West Palm Beach, FL 33United States
	5710 N Haverhill Rd, West Palm Beach, FL Case No: C-2025-02120008 00-42-43-01-01-000-0070 Zoned: RM
Violations:	 1 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, LOT FILL Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/12/2025 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, cons
	ROW/EASEMENT Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

	SPECIAL MAGISTRATE HEARING AGENDA JULY 02, 2025 9:00 AM
	3 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
	Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height and includes the ROW/EASEMENT Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
	Issued: 02/12/2025 Status: CEH
	4 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.
	Obtain a Permit for the Site Development and Fill.
	Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
	Issued: 02/12/2025 Status: CEH
L con D	alm Lake Baptist Association Inc

Agenda No.: Respondent:	086 Complexity Let Unknown Personal Representative Unknown P Representative, Spouse, Heirs, Devisees, Grant Assignees, Lienors, Creditors, Trustees and All Parties Claiming By, Through, Under or Again of Nemorio Lopez Galindo and All Other Unkn or Parties Having or Claiming to Have Any Rig Interest in the Property Located at 8582 JAREE RATON FL 33433 and PCN 00-42-47-32-10-0	ersonal CEO: ees, Other st the Estate own Persons tht, Title or O WAY BOC	Active Adam F Moulton
	8582 Jared Way, Boca Raton, FL 33433-7643	Туре:	Life Safety
Situs Address:	8582 Jared Way, Boca Raton, FL	Case No:	C-2025-06020009
PCN:	00-42-47-32-10-000-0950	Zoned:	RS
Violations:	Code pool barrier requirem constructed before such requirem following minimum requirem a. The barrier must be at least b. The barrier may not hav components that could allow barrier. c. The barrier must be placed fence, wall, or other enclosur or portion thereof is situated	ents in effect at the t rements went into effec ents: four (4) feet high on the re any gaps, openings, a young child to crawl around the perimeter of e surrounding the yard on the perimeter of the nents of this section. A my door. Maintenance Code - Se	, indentations, protrusions, or structural under, squeeze through, or climb over the f the pool and must be separate from any unless the fence, wall, or other enclosure pool, is being used as part of the barrier, wall of a dwelling may serve as part of the

Agenda No.:	087 Complexity Level: -	Status: Active	
Respondent:	Weinberger, Charles	CEO: Dennis A Hamburger	
	13118 Via Minerva, Delray Beach, FL 33484-1231		
Situs Address:	13118 Via Minerva, Delray Beach, FL	Case No: C-2024-12160006	
PCN:	00-42-46-10-01-002-0461	Zoned: RS	
Violations:	 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 from obstructions. Roof water shall not be discharged in a manner that creates an adjace public nuisance. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 12/16/2024 Status: CEH 		

2	authority to violate, cancel, a shall issuance of a permit pre errors in plans, construction o unless the work authorized by or if the work authorized by	
	Issued: 12/16/2024	Status: CEH

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

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

3. STAFF

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