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

Special Magistrate: Earl K Mallory
Contested

Special Magistrate: Natalie Green-Moore
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

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

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: A/C Split Unit(s) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/22/2025 **Status:** CEH

Agenda No.: 002 **Complexity Level:** 1 **Status:** Active
Respondent: Escalona, Alian Gonzalez **CEO:** Maggie Bernal
3373 Hypoluxo Rd, Lake Worth, FL 33462-3633
Situs Address: 3373 Hypoluxo Rd, Lake Worth, FL **Case No:** C-2025-04100006
PCN: 00-43-45-06-02-032-0080 **Zoned:** RS

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/15/2025 **Status:** CEH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/15/2025 **Status:** CEH

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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/15/2025 **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 #B2023-020505 (Fence) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 04/15/2025 **Status:** CEH

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: Faroul, Roldy; Faroul, Chedline **CEO:** Maggie Bernal
860 Balfrey Dr S, West Palm Beach, FL 33413-1219
Situs Address: 860 Balfrey Dr S, West Palm Beach, FL **Case No:** C-2025-03060001
PCN: 00-42-43-35-06-001-0200 **Zoned:** RM
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/06/2025 **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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/06/2025 **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: Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2025 **Status:** CEH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Fleurentin, Marie; Fleurentin, Mathieu **CEO:** Maggie Bernal
7204 Copperfield Cir, Lake Worth, FL 33467-7131
Situs Address: 7204 Copperfield Cir, Lake Worth, FL **Case No:** C-2025-03110010
PCN: 00-42-45-04-17-001-2380 **Zoned:** PUD
Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More Specifically: Permit #2022-036202 (windows/Door Replacement) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 03/18/2025 **Status:** CEH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Pagels, Steven **CEO:** Maggie Bernal
105 N Newcastle Rd, Newcastle, ME 04553-3213
Situs Address: 1327 Scottsdale Rd W, West Palm Beach, FL **Case No:** C-2025-04090004
PCN: 00-42-43-26-18-010-0180 **Zoned:** RS
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/10/2025 **Status:** CEH

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

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: Rivera, Kenneth; Rivera, Jamile **CEO:** Maggie Bernal
3985 Tuskegee Dr, Lake Worth, FL 33462-2121
Situs Address: 3985 Tuskegee Dr, Lake Worth, FL **Case No:** C-2025-03180013
PCN: 00-43-45-06-04-017-0120 **Zoned:** RM

Violations:

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

2 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 03/20/2025 **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: A/C Split System has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/20/2025 **Status:** CEH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically; Electric Vehicle charger has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/20/2025 **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 #B2022-044885 (Accessory Bldg./Shed) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 03/20/2025 **Status:** CEH

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: Extended paved driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/20/2025 **Status:** CEH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Salamanca-Piazza, Virginia Alicia **CEO:** Maggie Bernal
6268 S Joshua Ln, Lantana, FL 33462
Situs Address: 6268 S Joshua Ln, FL **Case No:** C-2025-01210001
PCN: **Zoned:**

Violations:

1 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
More Specifically: All Interior repairs due to Fire Damage with building permits as required.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.
More Specifically: Obtain a Certificate of Completion for Interior repairs due to Fire Damage with building permits as required.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 03/19/2025 **Status:** CEH

2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
More Specifically: All Exterior repairs due to Fire Damage with building permits as required.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.
More Specifically: Obtain a Certificate of Completion for Exterior repairs due to Fire Damage with building permits as required.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 03/19/2025 **Status:** CEH

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

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: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/17/2024 **Status:** CEH

Agenda No.: 009 **Complexity Level:** - **Status:** Active
Respondent: DESTINY 422 LLC **CEO:** Steve G Bisch
2934 Florida Blvd, Delray Beach, FL 33483
Situs Address: 130 Normandy C, Delray Beach, FL **Case No:** C-2025-03170056
PCN: 00-42-46-22-13-003-1300 **Zoned:** RH

Violations:

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

Agenda No.: 010 **Complexity Level:** - **Status:** Active
Respondent: Lin, Linus H **CEO:** Steve G Bisch
15147 Jackson Rd, Delray Beach, FL 33484-8146
Situs Address: 15147 Jackson Rd, Delray Beach, FL **Case No:** C-2025-01130033
PCN: 00-42-46-23-02-000-4660 **Zoned:** RS

Violations:

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

Agenda No.: 011 **Complexity Level: -** **Status:** Active
Respondent: Ortiz, Lino A **CEO:** Steve G Bisch
1052 Grove Park Cir, Boynton Beach, FL 33436-9436
Situs Address: 3687 Mykonos Ct, Boca Raton, FL **Case No:** C-2024-10150012
PCN: 00-43-46-31-09-007-0320 **Zoned:** RS

Violations:

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

cc: Moreno Ortiz, Leno Alphonso

Agenda No.: 012 **Complexity Level: -** **Status:** Active
Respondent: Phillips, Bruce G **CEO:** Steve G Bisch
17593 Lake Park Rd, Boca Raton, FL 33487-1114
Situs Address: 17593 Lake Park Rd, Boca Raton, FL **Case No:** C-2025-01080010
PCN: 00-42-46-36-07-035-0050 **Zoned:** RS

Violations:

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

Agenda No.: 013 **Complexity Level: -** **Status:** Active
Respondent: Robinson, Jason E; Price, Howard I II **CEO:** Steve G Bisch
848 Flanders R, Delray Beach, FL 33484-5338
Situs Address: 847 Flanders R, Delray Beach, FL **Case No:** C-2024-12130006
PCN: 00-42-46-22-10-018-8470 **Zoned:** RH

Violations:

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

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

Agenda No.: 014 **Complexity Level: -** **Status:** Active
Respondent: Price, Howard I II; Robinson, Jason E **CEO:** Steve G Bisch
848 Flanders R, Delray Beach, FL 33484-5338
Situs Address: 848 Flanders R, Delray Beach, FL **Case No:** C-2024-12130007
PCN: 00-42-46-22-10-018-8480 **Zoned:** RH
Violations:

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

Agenda No.: 015 **Complexity Level: -** **Status:** Active
Respondent: Tracey, Janet A **CEO:** Steve G Bisch
17719 Oakwood Ave, Boca Raton, FL 33487-2212
Situs Address: 17719 Oakwood Ave, Boca Raton, FL **Case No:** C-2024-12040006
PCN: 00-42-46-36-05-017-0130 **Zoned:** RS
Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door

Fencing on the property has been changed from wood fencing to metal. It appears this fence is the pool barrier.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 12/16/2024 **Status:** CEH

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Wooden fence appears to be in disrepair including loose and missing slats. Fence also appears to be pool barrier.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 12/16/2024 **Status:** CEH

Agenda No.: 016 **Complexity Level: -** **Status:** Active
Respondent: Williams, Volton Michael **CEO:** Steve G Bisch
10616 Cypress Lakes Preserve Dr, Wellington, FL 33449-4611
Situs Address: 55 Saxony B, Delray Beach, FL **Case No:** C-2025-02140004
PCN: 00-42-46-22-09-002-0550 **Zoned:** RH
Violations:

1 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. The interior of this parcel has been damaged by fire, including not limited to Structural, electrical, plumbing, and mechanical.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 03/14/2025 **Status:** CEH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: Derosier, Wisler; Simon, Chrismene **CEO:** Brian Burdett
1295 Woodcrest Rd S, West Palm Beach, FL 33417-5765
Situs Address: 1295 Woodcrest Rd S, West Palm Beach, FL **Case No:** C-2024-12050008
PCN: 00-42-43-26-18-005-0020 **Zoned:** RS
Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically: Vehicles parking in right-of-way and obstructing sidewalk.

Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/14/2025 **Status:** CEH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically: Vehicle with flat tire not displaying current tags.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 01/14/2025 **Status:** CEH

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to glass and miscellaneous trash.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/14/2025 **Status:** CEH

Agenda No.: 018 **Complexity Level:** - **Status:** Active
Respondent: George, Penny **CEO:** Brian Burdett
4311 Okeechobee Blvd, Lot 34, West Palm Beach, FL 33409-3116
Situs Address: 4311 Okeechobee Blvd, 123, West Palm Beach, FL **Case No:** C-2025-01220002
PCN: 00-42-43-24-14-000-1230 **Zoned:** CG
Violations:

1 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 02/12/2025 **Status:** CEH

2 **Details:** All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare. More specifically, vacant mobile home in disrepair in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)
Issued: 02/12/2025 **Status:** CEH

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: MEADOWBROOK WPB MHC, LLC **CEO:** Brian Burdett
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 6276 15th Ct N, West Palm Beach, FL **Case No:** C-2024-07190026
PCN: 00-42-43-27-00-000-3010 **Zoned:** AR
Violations:

6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/30/2024 **Status:** CEH

cc: Meadowbrook Wpb Mhc, Llc

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: Miranda, Javier; Wunsch, Teresa **CEO:** Brian Burdett
406 Wayman Cir, West Palm Beach, FL 33413-2332
Situs Address: 406 Wayman Cir, West Palm Beach, FL **Case No:** C-2025-02100036
PCN: 00-42-43-27-05-013-0204 **Zoned:** AR
Violations:

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

Issued: 02/28/2025 **Status:** CEH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, porch Structure enclosed with walls and windows and has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/28/2025 **Status:** 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, garage converted to living space has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/28/2025 **Status:** 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, metal shed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/28/2025 **Status:** CEH

5 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, dump truck.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 02/28/2025 **Status:** CEH

6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/28/2025 **Status:** CEH

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

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, many vehicles not displaying tags or current registration on property.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 03/13/2025 **Status:** CEH

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/13/2025 **Status:** CEH

3 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, commercial box truck exceeding requirement of parking in a residential zone.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/13/2025 **Status:** CEH

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked on non-improved surface.

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

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

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

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

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

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

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

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

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

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

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

10373 Boynton Place Cir, Boynton Beach, FL 33437-2617

Situs Address: 10373 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2025-03100017
PCN: 00-42-45-26-26-000-1720 **Zoned:** RS

Violations:

1 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., garbage carts and yard waste containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the garbage carts and yard waste containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 03/10/2025 **Status:** CEH

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, permit # B-2021-044438-0000 window & door replacement has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 03/10/2025 **Status:** CEH

3 **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, a certificate of completion is required for permit # B-2021-044438-0000 window & door replacement.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 03/10/2025 **Status:** CEH

Agenda No.: 026 **Complexity Level: -** **Status:** Active
Respondent: LUZINCOURT, JERLANDA **CEO:** Richard F Cataldo
10375 Boynton Place Cir, Boynton Beach, FL 33437-2617

Situs Address: 10375 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2025-03100016
PCN: 00-42-45-26-26-000-1730 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened with concrete without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/10/2025 **Status:** CEH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the screen enclosure at the front door has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/10/2025 **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, the attached roofed screened structure at the right side of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/10/2025 **Status:** CEH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white PVC fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/10/2025 **Status:** CEH

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

Agenda No.: 027 **Complexity Level:** 1 **Status:** Active
Respondent: NAJERA, JOSE; NAJERA, DANIELKA **CEO:** Frank A Davis
2494 Sunup Ln, Lake Worth, FL 33462-2525
Situs Address: 2494 Sunup Ln, Lake Worth, FL **Case No:** C-2025-04210019
PCN: 00-43-45-05-06-001-0300 **Zoned:** RS

Violations:

1 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 04/24/2025 **Status:** SIT

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/24/2025 **Status:** SIT

3 **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 Trailer.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/24/2025 **Status:** SIT

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/24/2025 **Status:** SIT

5 **Details:** The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (c) (1)
Issued: 04/24/2025 **Status:** SIT

6 **Details:** No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 04/24/2025 **Status:** SIT

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: PUBLIC STORAGE INC DEPT PT FL 25429 C/O **CEO:** Frank A Davis
701 WESTERN Ave, Glendale, CA 91201
Situs Address: 7480 S Military Trl, B, Lake Worth, FL **Case No:** C-2024-09110016
PCN: 00-42-45-12-06-001-0010 **Zoned:**

Violations:

2 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, M-2022-24359 (A/C).
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/23/2024 **Status:** CEH

3 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2021-008919 (140 LF Chain Link Fence w/ swing gate and operator.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/23/2024 **Status:** CEH

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, B-2020-20551. (Temp Fence)
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/23/2024 **Status:** CEH

cc: Public Storage Inc Dept Pt Fl 25429 C/O
Public Storage Inc Dept Pt Fl 25429 C/O

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

Agenda No.: 029 **Complexity Level: -** **Status:** Active
Respondent: Ezzedin, Ahmad; Alhamed, Maram **CEO:** Darrin L Emmons
19480 Saturnia Lakes Dr, Boca Raton, FL 33498-6206
Situs Address: 19480 Saturnia Lakes Dr, Boca Raton, FL **Case No:** C-2025-01310011
PCN: 00-41-47-10-01-000-0830 **Zoned:** PUD

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior renovations are being done inside this residential property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/31/2025 **Status:** CEH

cc: Building Division

Agenda No.: 030 **Complexity Level: -** **Status:** Removed
Respondent: Dubuisson, Francois; Dubuisson Mombrun, Marie Petuelle **CEO:** Darrin L Emmons
9632 Tavernier Dr, Boca Raton, FL 33496-2106
Situs Address: 9632 Tavernier Dr, Boca Raton, FL **Case No:** C-2025-03050018
PCN: 00-42-47-06-09-005-0340 **Zoned:** RS

Violations:

1 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 03/07/2025 **Status:** CLS

2 **Details:** Hedges shall be set back a minimum of two feet from the property line to allow for maintenance, or additional landscape material if required. Specifically, hedges have been planted less than two feet (24 inches) away from the property line on the south side of the residence.
Code: Unified Land Development Code - 7.D.4.A.1.4
Issued: 03/07/2025 **Status:** CLS

Agenda No.: 031 **Complexity Level: -** **Status:** Active
Respondent: Izquierdo, Hugo **CEO:** Darrin L Emmons
9213 Affirmed Ln, Boca Raton, FL 33496-1886
Situs Address: 9213 Affirmed Ln, Boca Raton, FL **Case No:** C-2025-03030037
PCN: 00-42-47-06-03-001-0490 **Zoned:** RM

Violations:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, there is a Blue plastic tarp on the roof of the garage at this residential property, which gives reason to believe the roof is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 03/03/2025 **Status:** CEH

cc: Code Compliance

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: Pk Properties Vi Inc **CEO:** Jose Feliciano
14371 Halter Rd, Wellington, FL 33414
Situs Address: 3524 Brooklyn Ln, Lake Worth, FL **Case No:** C-2024-12160024
PCN: 00-43-44-30-03-002-0020 **Zoned:** RM

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; parking motor vehicles on landscape grass areas of property is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 12/27/2024 **Status:** CEH

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

Agenda No.: 033 **Complexity Level:** 1 **Status:** Active
Respondent: THE COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.
515 N Flagler Dr, Ste 650, West Palm Beach, FL 33401
CEO: Jose Feliciano
Situs Address: 7577 Colony Lake Dr, Boynton Beach, FL **Case No:** C-2024-06110016
PCN: 00-42-45-12-18-018-0000 **Zoned:** PUD

Violations:

1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-97-1087 and Petition # EAC96-71(A).

Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process. More Specifically; Removed required landscape trees from the South Buffer of property.

Code: Unified Land Development Code - 2.A.11
Unified Land Development Code - 7.E.3.B
Issued: 06/18/2024 **Status:** CEH

cc: The Colony At Boynton Beach Homeowners Association, Inc.
The Colony At Boynton Beach Homeowners Association, Inc.

Agenda No.: 034 **Complexity Level:** 1 **Status:** Active
Respondent: A M MANAGEMENT ENTERPRISES LLC
1500 Belvedere Rd, West Palm Beach, FL 33406-1502
CEO: Caroline Foulke
Situs Address: 1633 S Military Trl, West Palm Beach, FL **Case No:** C-2025-05050018
PCN: 00-42-44-12-16-004-0010 **Zoned:** UI

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.

More Specifically: Mobile vendor on property without required temporary Vendor's Permit.

Code: Unified Land Development Code - 1.A.2
Issued: 05/09/2025 **Status:** CEH

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: LABRADA, Floira; PEREZ NUNEZ, Rolando
3326 Hi St, Lake Worth Beach, FL 33461-3032
CEO: Caroline Foulke
Situs Address: 3326 Hi St, Lake Worth, FL **Case No:** C-2024-08280019
PCN: 00-43-44-20-05-000-0340 **Zoned:** RH

Violations:

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/29/2024 **Status:** CEH

Agenda No.: 036 **Complexity Level:** 1 **Status:** Active
Respondent: Ramdial, Wai Moo
5249 Galina Cir, Lake Worth, FL 33463-1502
CEO: Caroline Foulke
Situs Address: 5249 Galina Cir, Lake Worth, FL **Case No:** C-2025-02130014
PCN: 00-42-44-34-24-000-2660 **Zoned:** RS

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: Auto repair being done on property. CCO FILLS IN Numerous unlicensed, inoperable vehicles auto repair.
Code: Unified Land Development Code - 1.A.2
Issued: 02/18/2025 **Status:** CEH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/18/2025 **Status:** CEH

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, automotive parts, tires, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/18/2025 **Status:** CEH

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 02/18/2025 **Status:** CEH

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

Violations:

1 **Details:** Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height. More specifically address numerals/letters shall be plainly visible and legible from street.
Code: Palm Beach County Codes & Ordinances - 10.11.4
Issued: 03/26/2025 **Status:** CEH

2 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, the white commercial tractor trailer cab parked in the driveway.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/26/2025 **Status:** CEH

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

Violations:

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

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

Agenda No.: 039 **Complexity Level:** 1 **Status:** Active
Respondent: EVERGREENS 1 LLC **CEO:** John Gannotti
5340 N Federal Hwy, Ste 110, LighthousePoint, FL 33064
Situs Address: Old Military Trl, FL **Case No:** C-2025-04240027
PCN: 00-42-43-24-00-000-3120 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically tires, trash/debris, grocery carts etc.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/25/2025 **Status:** CEH

2 **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: 04/25/2025 **Status:** CEH

cc: Evergreens 1 Llc

Agenda No.: 040 **Complexity Level:** 2 **Status:** Active
Respondent: USREC BANYAN CAY RESORT & GOLF LLC **CEO:** John Gannotti
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: USREC BANYAN CAY RESORT & GOLF LLC **Case No:** C-2025-03200002
N Congress Ave median between Palm Beach Lakes Blvd anc
45th Street.
PCN: **Zoned:** RH

Violations:

1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code.

More specifically, failure to comply with conditions of approval and approved site plan for Palm Beach County Right of Way Landscaping and Irrigation Permit #LA57455-0721 and Palm Beach County Right of Way permitting ordinance #2019-0030 by failing to maintain the median landscaping by failing to mow, edge, trim, remove trash, debris and weeds. Replace trees and landscaping destroyed by auto accident.
Code: Unified Land Development Code - 2.A.11
Issued: 03/20/2025 **Status:** CEH

cc: Usrec Banyan Cay Resort & Golf Llc
Usrec Banyan Cay Resort & Golf Llc

Agenda No.: 041 **Complexity Level:** - **Status:** Active
Respondent: FLANARY, Mary J; FLANARY, Timothy W **CEO:** Elizabeth A Gonzalez
12316 158th Ct N, Jupiter, FL 33478-6666
Situs Address: 12316 158th Ct N, Jupiter, FL **Case No:** C-2023-11280009
PCN: 00-41-41-15-00-000-1570 **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, all open storage of items appearing on the property is prohibited.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/30/2023 **Status:** SIT

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structure appearing on the eastside of the driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/30/2023 **Status:** SIT

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/30/2023 **Status:** SIT

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure appearing towards the rear of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/30/2023 **Status:** SIT

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

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, the appearance of the above ground swimming pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/30/2023 **Status:** SIT

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, the patio deck appearing on the rear of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/30/2023 **Status:** SIT

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, the canopy addition appearing on the rear of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/30/2023 **Status:** SIT

Agenda No.: 042 **Complexity Level:** 2 **Status:** Active
Respondent: Florida Power & Light Company **CEO:** Elizabeth A Gonzalez
700 Universe Blvd, Juno Beach, FL 33408
Situs Address: 3784 Catalina Rd - Cabana Colony Project **Case No:** C-2024-11270008
PCN: **Zoned:** RM/SE
Violations:

1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit.
"Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, Palm Beach Cabana Colony Subdivision - Install 2 inch conduits and handholes, via directional bore, as part of
FPL UG underground conversion program.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 12/05/2024 **Status:** CEH

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

Situs Address: 16105 Alexander Run, Jupiter, FL **Case No:** C-2024-01120024
PCN: 00-41-41-10-00-000-5430 **Zoned:** AR

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permits #B-2022-026375-0000 for reroofing, #E-2016-023086-0000 for electrical, #B-2015-022347-0000 for an accessory building, and #B-1987-016678-0000 for a fence have become inactive or expired and require re-activation and or completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 01/18/2024 **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, permit application #PR-2018-020619-0000 for an addition-residential have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/18/2024 **Status:** CEH

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, any and all unpermitted structures appearing on your property to be canopy structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/18/2024 **Status:** CEH

Agenda No.: 044 **Complexity Level: -** **Status:** Active
Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSN INC **CEO:** Dennis A Hamburger
40 SE 5th St, Ste 610, Boca Raton, FL 33432
Situs Address: 6575 S Oriole Blvd, Delray Beach, FL **Case No:** C-2025-01060003
PCN: 00-42-46-15-16-001-0000 **Zoned:** RH

Violations:

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

cc: Deauville Village Condominium Assn Inc

Agenda No.: 045 **Complexity Level: -** **Status:** Removed
Respondent: Dorcent, Jerone; Josius, Spartacus **CEO:** Dennis A Hamburger
5641 Strawberry Lakes Cir, Lake Worth, FL 33463-6516
Situs Address: 5641 Strawberry Lakes Cir, Lake Worth, FL **Case No:** C-2025-02250005
PCN: 00-42-44-38-02-000-0450 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a white vinyl fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/25/2025 **Status:** CLS

Agenda No.: 046 **Complexity Level: -** **Status:** Active
Respondent: Filipelli, Debra A **CEO:** Dennis A Hamburger

3971 Darby Ln, Seaford, NY 11783-3604

Situs Address: 493 Flanders K, Delray Beach, FL **Case No:** C-2025-03170053
PCN: 00-42-46-22-10-011-4930 **Zoned:** RH

Violations:

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

Agenda No.: 047 **Complexity Level: -** **Status:** Active
Respondent: Mari, Barbara H **CEO:** Dennis A Hamburger
262 Tuscany E, Delray Beach, FL 33446-1227

Situs Address: 262 Tuscany E, Delray Beach, FL **Case No:** C-2025-03170054
PCN: 00-42-46-22-05-004-2620 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior renovations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/20/2025 **Status:** CEH

Agenda No.: 048 **Complexity Level: -** **Status:** Active
Respondent: Jillian Dawn Wood, Trustee of the Rinaldi Family 2024 Irrevocable Trust dated 10/8/24 **CEO:** Dennis A Hamburger
4 Merrimac Ct, Coram, NY 11727-1632

Situs Address: 5542 Grande Palm Cir, Delray Beach, FL **Case No:** C-2024-12100012
PCN: 00-42-46-11-24-012-0120 **Zoned:** PUD

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a screened patio enclosure with roof has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/16/2025 **Status:** CEH

Agenda No.: 049 **Complexity Level: -** **Status:** Active
Respondent: VISHNU RAMPERSAD and ALISON RAMPERSAD, as CO-TRUSTEES of the VISHNU RAMPERSAD and ALISC RAMPERSAD JOINT REVOCABLE TRUST under agreement dated DECEMBER 08, 2017 **CEO:** Dennis A Hamburger
14576 Country Side Ln, Delray Beach, FL 33484-3502

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:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 02/12/2025 **Status:** CEH

Agenda No.: 050 **Complexity Level: -** **Status:** Active
Respondent: Rodriguez, Lolita F; Rodriguez, Luis **CEO:** Dennis A Hamburger
5223 Palm Ridge Blvd, Delray Beach, FL 33484-1158

Situs Address: 5223 Palm Ridge Blvd, Delray Beach, FL **Case No:** C-2025-04110030
PCN: 00-42-46-11-02-000-1190 **Zoned:** AR

Violations:

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

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

Violations:

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

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

Violations:

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

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

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/17/2025 **Status:** CEH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/17/2025 **Status:** CEH

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

Violations:

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

cc: Code Enforcement

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

Violations:

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

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

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Park the TRAILERS in the side or rear yard and screen the TRAILERS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 03/19/2025 **Status:** 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, SHED/STRUCTURE has been erected or installed without a valid building permit.

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** CEH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/19/2025 **Status:** CEH

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

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/19/2025 **Status:** CEH

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

Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/19/2025 **Status:** CEH

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, MEMBRANE CANOPY/STRUCTURE has been erected or installed without a valid building permit.

Obtain required building permits for the MEMBRANE CANOPY/STRUCTURE or remove the MEMBRANE CANOPY/STRUCTURE.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** CEH

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

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** CEH

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: FORIERE, ROBERTO; FORIERE, GRETA **CEO:** Nedssa Miranda
PO BOX 8922, Jupiter, FL 33468-8922
Situs Address: 490 Guava Ave, West Palm Beach, FL **Case No:** C-2025-04010016
PCN: 00-42-43-35-10-008-0010 **Zoned:** RM

Violations:

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/02/2025 **Status:** SIT

5 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.

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

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

Violations:

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/18/2025 **Status:** CEH

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

Remove all open/outdoor storage of inoperable vehicles,
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/18/2025 **Status:** CEH

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

Post the numerical address in accordance with Section 14-33 (c).
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 03/18/2025 **Status:** CEH

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

Violations:

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

Remove TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 02/20/2025 **Status:** CEH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Park the TRAILERS in the side or rear yard and screen the TRAILERS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/20/2025 **Status:** CEH

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

Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn
Code: Unified Land Development Code - 6.D.1.A.1.b.2

Issued: 02/20/2025 **Status:** CEH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to leaf debris, yard debris, metals equipment's, gallons, inoperative vehicles and any items storage in front of the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/20/2025 **Status:** CEH

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/20/2025 **Status:** CEH

6 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 02/20/2025 **Status:** CEH

7 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.

Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.

Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/20/2025 **Status:** CEH

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

Violations:

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/20/2025 **Status:** SIT

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: JWS INVESTMENTS LLC **CEO:** Nedssa Miranda
126 W BOYNTON BEACH Blvd, Boynton Beach, FL 3343
Situs Address: 5056 Pat Pl, West Palm Beach, FL **Case No:** C-2025-03110014
PCN: 00-42-43-02-02-007-0110 **Zoned:** RM

Violations:

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/13/2025 **Status:** CEH

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

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

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

3 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 03/13/2025 **Status:** CEH

cc: Jws Investments Llc

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: MENDEZ, JOSE L **CEO:** Nedssa Miranda
5937 Lime Rd, West Palm Beach, FL 33413-1118
Situs Address: 5937 Lime Rd, West Palm Beach, FL **Case No:** C-2025-03170030
PCN: 00-42-43-35-13-026-0050 **Zoned:** RM

Violations:

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

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2025 **Status:** CEH

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active
Respondent: O'NEAL, NEIL H Jr; O'NEAL, MELISSA A **CEO:** Nedssa Miranda
12918 Casey Rd, Loxahatchee, FL 33470-4972
Situs Address: 481 Avocado Ave, West Palm Beach, FL **Case No:** C-2025-03170047
PCN: 00-42-43-35-12-025-0090 **Zoned:** RM

Violations:

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

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/19/2025 **Status:** 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, ADDITIONAL FENCE (WOOD AND CHAIN LINK) has been erected or installed without a valid building permit.

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2025 **Status:** CEH

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

Cease parking, storing or keeping VEHICLES AND OR TRAILERS on any public street, or other thoroughfare or any Right-of-Way for a period exceeding one hour in any 24-hour period. More specifically, Cease using the street as your parking space at all times of the day,
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 03/19/2025 **Status:** CEH

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

Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint the property
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 03/19/2025 **Status:** 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, disrepair fence on the property
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 03/19/2025 **Status:** CEH

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

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

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

Issued: 03/19/2025 **Status:** CEH

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

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

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

Issued: 03/19/2025 **Status:** CEH

8 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 03/19/2025 **Status:** 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, membrane covered canopy/structure has been erected or installed without a valid building permit.

Obtain required building permits for the membrane covered canopy/structure or remove the membrane covered canopy/structure.

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

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

Issued: 03/19/2025 **Status:** 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, ADDITION/STRUCTURE has been erected or installed without a valid building permit.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, ADDITION/STRUCTURE.

Obtain a Certificate of Occupancy from the building official FOR THE ADDITION/STRUCTURE

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1

Issued: 03/19/2025 **Status:** CEH

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

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

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

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

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

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/30/2025 **Status:** 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, INACTIVE FENCE permit # B-2016-014454-0000 has become inactive or expired.

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

Obtain a Certificate of Completion for INACTIVE FENCE permit # B-2016-014454-0000.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/30/2025 **Status:** 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 DISREPAIR SHED.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/30/2025 **Status:** CEH

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, fence (additional wood) has been erected or installed without a valid building permit.

Obtain required building permits for the fence (additional wood) or remove the fence (additional wood).

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

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

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/30/2025 **Status:** CEH

Agenda No.: 065 **Complexity Level:** 1 **Status:** Active
Respondent: TRUONG, PHILLIP HOANG **CEO:** Nedssa Miranda
10730 Wakeman Dr, Fredericksburg, VA 22407-7758
Situs Address: 6275 Bishoff Rd, FL **Case No:** C-2025-03170062
PCN: 00-42-43-27-05-005-0560 **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.

Cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height. Please keep the property maintained at all time.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 03/24/2025 **Status:** CEH

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/24/2025 **Status:** CEH

3 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.

Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.

Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 03/24/2025 **Status:** CEH

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

Obtain required building permits for the FENCE (WOOD) or remove the FENCE (WOOD).

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2025 **Status:** CEH

Agenda No.: 066 **Complexity Level:** 1 **Status:** Active
Respondent: Walter, Virginia **CEO:** Joanna Mirodias
2615 Finch Way, Hartford, TN 37753-2351
Situs Address: 924 Burch Dr, West Palm Beach, FL **Case No:** C-2025-03060027
PCN: 00-42-44-01-02-000-0240 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/06/2025 **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, the accessory structures (sheds, membrane covered structures, structures) has been erected or installed without a valid building permit. The utility building is permitted under permit #B-1970-020297-0000.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2025 **Status:** CEH

4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 03/06/2025 **Status:** CEH

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

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, the attached rear porch located on the northeast side of the duplex has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2025 **Status:** CEH

cc: Walter, Virginia

Agenda No.: 067 **Complexity Level:** - **Status:** Active
Respondent: BRENTWOOD BFR LP **CEO:** Adam F Moulton
801 US Highway 1, North Palm Beach, FL 33408 United States
Situs Address: FL **Case No:** C-2025-03200012
PCN: 00-42-47-27-61-015-0000 **Zoned:**

Violations:

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

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

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

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

cc: Brentwood Bfr Lp
Zoning Division

Agenda No.: 068 **Complexity Level: -** **Status:** Active
Respondent: VIEIRA, JOSEPH **CEO:** Adam F Moulton
6989 Calle Del Paz W, Boca Raton, FL 33433-6410
Situs Address: 6989 Calle Del Paz W, Boca Raton, FL **Case No:** C-2025-03240014
PCN: 00-42-47-27-05-001-0110 **Zoned:** AR

Violations:

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

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

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

Violations:

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

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

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

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

>> No parking on the grass.

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

cc: Code Compliance

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

Violations:

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

More specifically,
LA BRASA RESTAURANT
888 South Military Trail
West Palm Beach Fl. 33415.
Changes or modifications to the hazard after installation of the fire-extinguishing systems shall result in re-evaluation of the system design by a properly trained, qualified, and certified person(s)
Code: National Fire Protection Association 1 2021 - 50.4.4.7.4
Issued: 02/21/2025 **Status:** CEH

2 **Details:** FL NFPA 1 2021
Chapter 50 - Commercial Cooking
50.6.5 - Inspection, Testing, and Maintenance of Listed Hoods Containing Mechanical, Water Spray, or Ultraviolet Devices.

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

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

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

Violations:

1 **Details:** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
Issued: 04/29/2025 **Status:** 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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/29/2025 **Status:** CEH

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/29/2025 **Status:** CEH

4 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 04/29/2025 **Status:** CEH

5 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 04/29/2025 **Status:** CEH

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

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

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

Agenda No.: 073 **Complexity Level: -** **Status:** Active
Respondent: Johnson, Doreen May **CEO:** Steve R Newell
35 Stephens Dr, Covington, GA 30016-1797
Situs Address: 4756 Arthur St, Palm Beach Gardens, FL **Case No:** C-2025-02260020
PCN: 00-42-42-13-09-002-0032 **Zoned:** RM
Violations:

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

Agenda No.: 074 **Complexity Level: -** **Status:** Active
Respondent: Klaybor, Nicholas; Klaybor, Sarah; Klaybor, Timothy **CEO:** Steve R Newell
16355 E Lancashire Dr, Loxahatchee, FL 33470-3731
Situs Address: 4139 Russell St, Jupiter, FL **Case No:** C-2025-03190017
PCN: 00-42-40-25-34-004-0570 **Zoned:** RS
Violations:

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

Agenda No.: 075 **Complexity Level: -** **Status:** Active
Respondent: Wagner, Tabitha D; Koester, James A **CEO:** Steve R Newell
6712 2nd St, Jupiter, FL 33458-3887
Situs Address: 6712 2nd St, Jupiter, FL **Case No:** C-2025-04140017
PCN: 00-42-41-03-01-000-2250 **Zoned:** RH
Violations:

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

Agenda No.: 076 **Complexity Level: -** **Status:** Active
Respondent: Thourot, Charles Scott **CEO:** Steve R Newell
4484 SW Boatramp Ave, Palm City, FL 34990-5303
Situs Address: 9255 Sun Ct, West Palm Beach, FL **Case No:** C-2025-04110017
PCN: 00-43-42-18-02-000-0230 **Zoned:** RM
Violations:

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

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

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

Agenda No.: 077 **Complexity Level:** 1 **Status:** Active
Respondent: BONILLA, ROLANDO; BONILLA, SULMA **CEO:** Paul Pickett
1107 Woodcrest Rd, West Palm Beach, FL 33417-5726
Situs Address: 1107 Woodcrest Rd, West Palm Beach, FL **Case No:** C-2024-09090023
PCN: 00-42-43-26-15-000-1920 **Zoned:** RS

Violations:

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ALUMINUM PORCH has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2024 **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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2024 **Status:** CEH

Agenda No.: 078 **Complexity Level:** 1 **Status:** Active
Respondent: MORALES, DARIEL ALEJANDRO; MORALES, PAMAl K **CEO:** Paul Pickett
1234 Woodcrest Rd W, West Palm Beach, FL 33417-5729
Situs Address: 1234 Woodcrest Rd W, West Palm Beach, FL **Case No:** C-2024-09100007
PCN: 00-42-43-26-18-003-0130 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/19/2024 **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, CEMENT WALL has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/19/2024 **Status:** CEH

Agenda No.: 079 **Complexity Level:** - **Status:** Active
Respondent: WIND BREEZE LLC **CEO:** Paul Pickett
1816 SW 163rd Ave, MIRAMAR, FL 33027
Situs Address: 5234 Stacy Rd, West Palm Beach, FL **Case No:** C-2024-12260010
PCN: 00-42-43-26-02-000-0140 **Zoned:** RH

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Several unregistered and inoperable vehicles on the property.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 01/06/2025 **Status:** CEH

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

Issued: 01/06/2025 **Status:** CEH

3 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 01/06/2025 **Status:** CEH

4 **Details:** Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.
Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)
Issued: 01/06/2025 **Status:** CEH

Agenda No.: 080 **Complexity Level: -** **Status:** Removed
Respondent: Garth Smith as Trustee of the Garth Family Trust dated March 16, 2023
802 W Windward Way, Lake Worth, FL 33462-8001 **CEO:** Debbie N Plaud
Type: **Life Safety**
Situs Address: 999 Whippoorwill Ter, West Palm Beach, FL **Case No:** C-2025-02240025
PCN: 00-42-43-27-05-010-0501 **Zoned:** AR
Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 02/25/2025 **Status:** CLS

Agenda No.: 081 **Complexity Level: -** **Status:** Active
Respondent: Nahvi, Minna
5533 Duckweed Rd, Lake Worth, FL 33449-8400 **CEO:** Debbie N Plaud
Situs Address: 5533 Duckweed Rd, Lake Worth, FL **Case No:** C-2025-02030005
PCN: 00-41-44-35-01-000-0212 **Zoned:** AR
Violations:

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, site development permit required for excavation/removal of trees and earthwork.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 02/10/2025 **Status:** CEH

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

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

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

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

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six foot wood privacy fence has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/25/2024 **Status:** 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. Specifically, a roofed wood patio structure has been erected or installed at the residence without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/25/2024 **Status:** 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. Specifically, a concrete slab and concrete walkway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/25/2024 **Status:** CEH

4 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, the asphalt driveway is in a state of disrepair and in need of maintenance and resurfacing.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 11/25/2024 **Status:** CEH

6 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, B-2014-008767-0000 (Demo for addition in rear of property).
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 11/25/2024 **Status:** 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. Specifically, permit #B-2014-008767-0000 (Demo for addition in rear of property) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 11/25/2024 **Status:** CEH

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

Agenda No.: 083 **Complexity Level: -** **Status:** Active
Respondent: Nemorin, Francilia; Nemorin, Leonce **CEO:** Patrick L Prentice
22788 SW 65th Ave, Boca Raton, FL 33428-6027
Situs Address: 22788 SW 65th Ave, Boca Raton, FL **Case No:** C-2024-09100010
PCN: 00-42-47-30-02-013-0010 **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. Specifically, a paver driveway has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/10/2024 **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. Specifically, a wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/10/2024 **Status:** CEH

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/10/2024 **Status:** CEH

Agenda No.: 084 **Complexity Level: -** **Status:** Active
Respondent: MCCARTHY, BRENDA S **CEO:** Ronald Ramos
1803 Juno Isle Blvd, North Palm Beach, FL 33408-2420
Situs Address: 1803 Juno Isles Blvd, North Palm Beach, FL **Case No:** C-2025-03130003
PCN: 00-43-41-33-04-012-0130 **Zoned:** RS

Violations:

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

>Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

>>>MORE SPECIFICALLY, A TRAILERED BOAT IS PARKED BETWEEN THE STREET AND STRUCTURE. Park the TRAILERED BOAT in the side or rear yard and screen the TRAILERED BOAT 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.b
Unified Land Development Code - 6.D.1.A.3.c
Issued: 03/14/2025 **Status:** CEH

Agenda No.: 085 **Complexity Level: -** **Status:** Active
Respondent: 2018-2 IH Borrower LP **CEO:** Teresa G Rouse
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 10966 Winding Creek Way, Boca Raton, FL **Case No:** C-2025-02260028
PCN: 00-41-47-25-09-000-2360 **Zoned:** RS

Violations:

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

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence and/or gate are in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 03/03/2025 **Status:** CEH

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

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

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

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

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

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

cc: Boca Reale Holding Llc
Boca Reale Holdings, Llc

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

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, an inoperable vehicle parked in the driveway, lumber, vegetative debris, construction materials, lawn equipment, and similar items being stored on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/25/2025 **Status:** 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, a wooden structure has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/25/2025 **Status:** CEH

cc: Occupant

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

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

Situs Address: 11167 Model Cir W, Boca Raton, FL **Case No:** C-2025-01030002
PCN: 00-41-47-26-11-000-0161 **Zoned:** RS

Violations:

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

Agenda No.: 089 **Complexity Level: -** **Status:** Active
Respondent: Russo, Sofia Mara **CEO:** Teresa G Rouse
243 Harbor Ct, Winter Garden, FL 34787-2550
Situs Address: 11842 Atlantic Cir, Boca Raton, FL **Case No:** C-2025-01310012
PCN: 00-41-47-36-03-000-7460 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six-foot wood fence and gate have been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2025 **Status:** CEH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, but not limited to, construction materials, construction debris, trash, and similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/03/2025 **Status:** CEH

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the six-foot wood privacy fence on the property is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/03/2025 **Status:** CEH

cc: Occupant

Agenda No.: 090 **Complexity Level: -** **Status:** Active
Respondent: Casa Linda Llc **CEO:** Omar J Sheppard
16971 W Aquaduct Dr, Loxahatchee, FL 33470-3713
Situs Address: 16971 W Aquaduct Dr, Loxahatchee, FL **Case No:** C-2025-01170009
PCN: 00-40-43-13-00-000-7330 **Zoned:** AR

Violations:

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

Agenda No.: 091 **Complexity Level: -** **Status:** Active
Respondent: ESM PROPERTY INVESTMENTS 2 LLC **CEO:** Omar J Sheppard
6901 Okeechobee Blvd, Unit 5DJ30, West Palm Beach, FL 33411
Situs Address: 4930 Royal Palm Beach Blvd, West Palm Beach, FL **Case No:** C-2024-12190019
PCN: 00-41-43-11-00-000-3090 **Zoned:** AR

Violations:

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

cc: Esm Property Investments 2 Llc

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

Violations:

1 **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: 04/08/2025 **Status:** CEH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/08/2025 **Status:** CEH

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

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a pond has been filled in without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/26/2025 **Status:** CEH

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, permit # C-2023-050619-0000 for footing has become inactive.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 02/26/2025 **Status:** CEH

cc: Mike Flooring Services, Corp.

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

Violations:

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

Agenda No.: 095 **Complexity Level: -** **Status:** Active
Respondent: Dormestoire, Rochelin; Dormestoire, Gislaine **CEO:** Christina G Stodd
15821 63rd Pl N, Loxahatchee, FL 33470-5742
Situs Address: 15821 63rd Pl N, Loxahatchee, FL **Case No:** C-2024-08080022
PCN: 00-41-42-31-00-000-7092 **Zoned:** AR

Violations:

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

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

Agenda No.: 096 **Complexity Level: -** **Status:** Active
Respondent: Mendelsohn, Bryan; Lilley, Torrie **CEO:** Christina G Stodd
18268 49th St N, Loxahatchee, FL 33470-2366
Situs Address: 18268 49th St N, Loxahatchee, FL **Case No:** C-2025-03130010
PCN: 00-40-43-10-00-000-1310 **Zoned:** AR

Violations:

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

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

Agenda No.: 097 **Complexity Level: -** **Status:** Active
Respondent: Oberg, Ronald III **CEO:** Christina G Stodd
14271 Citrus Grove Blvd, Loxahatchee, FL 33470-4690
Situs Address: 14271 Citrus Grove Blvd, Loxahatchee, FL **Case No:** C-2024-09260001
PCN: 00-41-42-20-00-000-5070 **Zoned:** AR

Violations:

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

Issued: 11/08/2024 **Status:** SIT

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

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

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 11/08/2024 **Status:** SIT

Agenda No.: 098 **Complexity Level: -** **Status:** Active
Respondent: Johnson, Leon; Johnson, Jason **CEO:** Rl Thomas
PO BOX 389, Pahokee, FL 33476-0389
Situs Address: Muck City Rd, Pahokee, FL **Case No:** C-2025-04090002
PCN: 00-37-42-20-01-004-0030 **Zoned:** RM
Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 04/09/2025 **Status:** CEH

2 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/09/2025 **Status:** CEH

Agenda No.: 099 **Complexity Level: -** **Status:** Active
Respondent: Wallace, Jeffrey D; Leslie Wallace, Louann P **CEO:** Rl Thomas
16965 Okeechobee Blvd, Loxahatchee, FL 33470-4174
Situs Address: 16965 Okeechobee Blvd, Loxahatchee, FL **Case No:** C-2025-01230019
PCN: 00-40-43-25-00-000-3110 **Zoned:** AR
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2025 **Status:** CEH

Agenda No.: 100 **Complexity Level: -** **Status:** Active
Respondent: White, Sandra **CEO:** Rl Thomas
1619 NW 13th Ave, Ft Lauderdale, FL 33311-4720
Situs Address: C St, Belle Glade, FL **Case No:** C-2025-02040013
PCN: 00-38-45-13-01-001-0060 **Zoned:** AP
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: 02/14/2025 **Status:** CEH

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

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, open storage of any motor vehicle which is inoperable and in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/24/2025 **Status:** CEH

2 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically, Driveways have potholes.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 03/24/2025 **Status:** CEH

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

Violations:

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

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

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Specifically, no licensee tag visible on the vehicle(s).
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 03/18/2025 **Status:** CEH

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, recreational vehicle parked in the front set back area.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/18/2025 **Status:** CEH

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicles parked in the yard area.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/18/2025 **Status:** CEH

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

Violations:

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

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 03/19/2025 **Status:** CEH

cc: Code Compliance

Agenda No.: 105 **Complexity Level: -** **Status:** Active
Respondent: Shafer, Kathleen **CEO:** Jamie G Illicete
9401 SW Hopwood Ave, Indiantown, FL 34956-4214 **Type:** **Life Safety**
Situs Address: 13173 157th Ct N, Jupiter, FL **Case No:** C-2025-06240004
PCN: 00-41-41-16-00-000-1540 **Zoned:** AR

Violations:

1 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically, section of exterior 2nd floor balcony railings is missing, and balcony decking is deteriorated creating a life safety violation and an unsafe and hazard living condition for occupants and/or tenants of the single-family-dwelling.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 06/24/2025 **Status:** CEH

2 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically, exposed electrical wiring on the exterior of the structure is creating a life safety violation and an unsafe and hazard living condition for occupants and/or tenants of the single-family-dwelling.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 06/24/2025 **Status:** CEH

cc: Occupant, Tenant Or

Agenda No.: 106 **Complexity Level: -** **Status:** Active
Respondent: GRIMSLEY, SLOAN; ALBY, JOYCE **CEO:** Richard F Cataldo
15214 80th Dr N, Palm Beach Gardens, FL 33418-7323
Situs Address: 5660 Boynton Cres, Boynton Beach, FL **Case No:** C-2025-03070012
PCN: 00-42-45-26-27-000-1150 **Zoned:** RS

Violations:

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

cc: Sloan Grimsley And Joyce Alby

Agenda No.: 107 **Complexity Level: -** **Status:** Removed
Respondent: ANNIS, ERNESTINE CLAYTON **CEO:** Richard F Cataldo
3576 N Old Dixie Hwy, Delray Beach, FL 33483-6308
Situs Address: 3576 Old Dixie Hwy, Delray Beach, FL **Case No:** C-2025-02270031
PCN: 00-43-46-04-17-000-0860 **Zoned:** RM

Violations:

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the electrical outlet in the front yard has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/05/2025 **Status:** CLS

cc: Annis, Alice
Annis, Ronald

Agenda No.: 108 **Complexity Level:** 3 **Status:** Active
Respondent: BARANES, KFIR **CEO:** Nick N Navarro
7123 Hidden Gem Ln, Lake Worth, FL 33467-5708
Situs Address: 7123 Hidden Gem Ln, Lake Worth, FL **Case No:** C-2025-03050031
PCN: 00-42-43-27-05-032-0012 **Zoned:** AR

Violations:

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.

>> Storage Yard. Property Use listed as VACANT. The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 1.A.2
Issued: 03/18/2025 **Status:** CEH

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

>> More specifically, multiple structures erected or installed without a valid building permit. Please obtain the required building permits.
Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2025 **Status:** CEH

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

>> Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/18/2025 **Status:** CEH

Agenda No.: 109 **Complexity Level:** - **Status:** Active
Respondent: STATHIS, MICHAEL; STATHIS, PAGONA **CEO:** Dwayne E Johnson
2568 S Saint Marks Ave, Bellmore, NY 11710-5010
Situs Address: 6574 Via Regina, Boca Raton, FL **Case No:** C-2024-05070124
PCN: 00-42-47-34-15-014-0090 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Window Wall System has been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/19/2024 **Status:** CEH

cc: Stathis, Michael; Stathis, Pagona

Agenda No.: 110 **Complexity Level:** - **Status:** Active
Respondent: Jones, Elisseia G **CEO:** Darrin L Emmons
6662 Boca Del Mar Dr, Apt 717, Boca Raton, FL 33433-57
Situs Address: 6662 Boca Del Mar Dr, 717, Boca Raton, FL **Case No:** C-2025-06180026

PCN: 00-42-47-27-29-000-7170 **Zoned:** AR

Violations:

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

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

Issued: 06/23/2025 **Status:** CEH

cc: Building Division

Agenda No.: 111 **Complexity Level:** 1 **Status:** Active

Respondent: Purdy Capital LLC **CEO:** Ray F Leighton
1601 Forum Pl, Ste 1101, West Palm Beach, FL 33401

Situs Address: 2187 S Military Trl, West Palm Beach, FL **Case No:** C-2025-06100005

PCN: 00-42-44-13-46-001-0000 **Zoned:** UI

Violations:

1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Pennants / feathers have been placed on the property and right-of-way.

Code: Unified Land Development Code - 8.C.1

Issued: 06/10/2025 **Status:** CEH

cc: Purdy Capital Llc

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. "