



CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Special Magistrate: Earl K Mallory
Contested

Special Magistrate: William Toohey
Non-Contested

- A. WELCOME
- B. STAFF ANNOUNCEMENTS / REMARKS
- C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED
- D. SCHEDULED CASES

Agenda No.: 001

Respondent: BONITA PINES APARTMENTS LLC

Situs Address: 5228 4th Rd N, West Palm Beach, FL

PCN: 00-42-43-35-01-009-0110

Complexity Level: 1

444 W Railroad Ave, Ste 470, West Palm Beach, FL 33401

Case No: C-2025-06030004

Zoned: RM

Status: Active

CEO: Maggie Bernal

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, 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: 06/03/2025

Status: CEH

2

Details:

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing it in a garbage disposal facility or garbage or rubbish storage container.

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

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

Issued: 06/03/2025

Status: CEH

3

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: 06/03/2025

Status: CEH

cc: Bonita Pines Apartments Llc

Agenda No.: 002

Respondent: BONITA PINES APARTMENTS LLC

Situs Address: 5146 4th Rd N, West Palm Beach, FL

PCN: 00-42-43-35-01-009-0100

Complexity Level: 1

444 Railroad, Ste 470, West Palm Beach, FL 33401

Case No: C-2025-06030006

Zoned: RM

Status: Active

CEO: Maggie Bernal

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, 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: 06/03/2025

Status: CEH

2

Details:

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing it in a garbage disposal facility or garbage or rubbish storage container.

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

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

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3	Issued: 06/03/2025	Status: CEH
	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: 06/03/2025	Status: CEH

cc: Bonita Pines Apartments Llc

Agenda No.: 003
Respondent: GREAT FORTUNE PROPERTIES LLC
2232 Dell Range Ln, Ste 200, Cheyenne, WY 82009
Situs Address: 6435 Boyd Ln, Lake Worth, FL
PCN: 00-43-45-05-06-001-0810

Complexity Level: 1
Status: Active
CEO: Maggie Bernal
Case No: C-2025-03270003
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: Back Fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/03/2025	Status: SIT
	2	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 04/03/2025	Status: SIT

cc: Great Fortune Properties Llc
Great Fortune Properties Llc

Agenda No.: 004
Respondent: Lazar, Betsalel; Lazar, Marci Sussman
9153 Picot Ct, Boynton Beach, FL 33472-2468
Situs Address: 3865 Aladdin Ave, Boynton Beach, FL
PCN: 00-43-45-18-00-000-7060

Complexity Level: 1
Status: Active
CEO: Maggie Bernal
Case No: C-2025-05150014
Zoned: RS

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. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 06/10/2025	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: 06/10/2025	Status: CEH
	3	Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. Code: Unified Land Development Code - 6.D.1.A.3 Issued: 06/10/2025	Status: CEH
	4	Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 06/10/2025	Status: CEH

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| 7 | <p>Details: All electrical equipment, wiring, lighting and appliances shall be properly installed and maintained in a safe and approved manner.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.</p> <p>More Specifically: Obtain Required Electrical permits for all Electrical work perform on this property.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)</p> <p>Issued: 06/10/2025 Status: CEH</p> |
| 8 | <p>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.</p> <p>Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (1)
Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)</p> <p>Issued: 06/10/2025 Status: CEH</p> |
| 9 | <p>Details: All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.</p> <p>More Specifically: Obtain Required Plumbing permits for all plumbing work perform on this property.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)</p> <p>Issued: 06/10/2025 Status: CEH</p> |
| 10 | <p>Details: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)</p> <p>Issued: 06/10/2025 Status: CEH</p> |
| 11 | <p>Details: All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)</p> <p>Issued: 06/10/2025 Status: CEH</p> |
| 12 | <p>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.d</p> <p>Issued: 06/10/2025 Status: CEH</p> |
| 13 | <p>Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Mechanical (Auto) Shop on property</p> <p>Code: Unified Land Development Code - 1.A.2</p> <p>Issued: 06/10/2025 Status: CEH</p> |
| 14 | <p>Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Operating Nurse Business on property.</p> <p>Code: Unified Land Development Code - 1.A.2</p> <p>Issued: 06/10/2025 Status: CEH</p> |

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15	<p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.2</p> <p>Issued: 06/10/2025</p>	Status: CEH
16	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Utility Building has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 06/10/2025</p>	Status: CEH
17	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Fence(s) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 06/10/2025</p>	Status: CEH

Agenda No.: 005

Respondent: Lee, Pramonte

Situs Address: 3359 Hypoluxo Rd, Lake Worth, FL

PCN: 00-43-45-06-02-032-0070

Violations:

Complexity Level: 1

Case No: C-2025-04100004

Zoned: RS

Status: Active

CEO: Maggie Bernal

1	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 04/11/2025</p>	Status: CEH
2	<p>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 04/11/2025</p>	Status: CEH

Agenda No.: 006

Respondent: Mareus, Toussaint; Mareus, Myrdride

Situs Address: 1192 Fernlea Dr, West Palm Beach, FL

PCN: 00-42-43-27-21-004-0210

Violations:

Complexity Level: 1

Case No: C-2024-10160017

Zoned: RS

Status: Active

CEO: Maggie Bernal

2	<p>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More Specifically: Shed/Utility Building is being used for Occupancy.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.1</p> <p>Issued: 10/17/2024</p>	Status: CEH
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Agenda No.: 007

Respondent: Rivero, Vivian

Situs Address: 815 Balfrey Dr S, West Palm Beach, FL

PCN: 00-42-43-35-06-002-0130

Complexity Level: 1

Case No: C-2025-03060002

Zoned: RM

Status: Active

CEO: Maggie Bernal

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

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: Fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/14/2025 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: 03/14/2025 Status: CEH

Agenda No.: 008	Complexity Level: 1	Status: Active
Respondent: Wimer, Christopher M; Wimer, Krysta Victoria 5564 Souchak Dr, West Palm Beach, FL 33413-1253		CEO: Maggie Bernal
Situs Address: 5564 Souchak Dr, West Palm Beach, FL		Case No: C-2025-04100011
PCN: 00-42-43-35-08-006-0020		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, 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: 04/11/2025 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: 04/11/2025 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: Shed (front 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.: 009	Complexity Level: 1	Status: Active
Respondent: SWAY 2014 1 BORROWER LLC INVITATION HOMES RYAN LLC C/O 1201 Hays St, Tallahassee, FL 32301-2525		CEO: Brian Burdett
Situs Address: 1264 Wynnewood Dr, West Palm Beach, FL		Case No: C-2025-05190014
PCN: 00-42-43-26-11-000-0320		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, Tiki Hut has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/21/2025 Status: CEH
	2	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked illegally on a non-designated area, on grass in right-of-way. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 05/21/2025 Status: CEH

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

- 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, 6-foot wood privacy fence has been erected or installed without a valid building permit.

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

Issued: 05/21/2025

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, structure, side of primary structure (north side) has been erected or installed without a valid building permit.

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

Issued: 05/21/2025

Status: CEH
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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, structure in rear of property, (east side) has been erected or installed without a valid building permit.

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

Issued: 05/21/2025

Status: CEH

cc: Sway 2014 1 Borrower Llc Invitation Homes Ryan Llc C/O

Agenda No.:	010	Complexity Level:	1	Status:	Active
Respondent:	YM 26 Flex LLC			CEO:	Brian Burdett
	2750 NE 185th St, Ste 203, Aventura, FL 33180				
Situs Address:	1560 Latham Rd, 8, West Palm Beach, FL	Case No:	C-2024-11140005		
PCN:	00-43-43-29-00-000-3030	Zoned:	CG		
Violations:	<div><div>1</div><div><div>Details:</div><div>The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically altering site plan without proper approval.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 11/14/2024</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>Landscape areas which are required to be created or preserved, shall not be used for temporary parking or the storage/display of materials or sale of products or services. More specifically, vehicle parked on non-designated areas of parking.</div><div>Code: Unified Land Development Code - 7.F.3.A.5</div><div>Issued: 11/14/2024</div><div>Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, asphalt parking area has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 11/14/2024</div><div>Status: CEH</div></div></div>				

cc: Ym 26 Flex Llc

Agenda No.:	011	Complexity Level:	-	Status:	Active
Respondent:	EMILCAR, ELTA; LOUIS, EXTRAGUENS			CEO:	Richard F Cataldo
	10218 Boynton Place Cir, Boynton Beach, FL 33437-2674				
Situs Address:	10218 Boynton Place Cir, Boynton Beach, FL	Case No:	C-2025-04150018		
PCN:	00-42-45-26-26-000-3370	Zoned:	RS		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

Violations:	1	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles(s) parked on grass. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 04/16/2025	Status: CEH
	2	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., garbage carts and yard waste containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the garbage carts and yard waste containers from the street or public right-of-way. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 04/16/2025	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, storm shutters have been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/16/2025	Status: CEH

Agenda No.: 012	Complexity Level: -	Status: Active			
Respondent: FERREIRA, MARCOS; TOLEDO, GIOVANNA 10365 Boynton Place Cir, Boynton Beach, FL 33437-2617		CEO: Richard F Cataldo			
Situs Address: 10365 Boynton Place Cir, Boynton Beach, FL		Case No: C-2025-03140008			
PCN: 00-42-45-26-26-000-1680		Zoned: RS			
Violations:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened with pavers without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/10/2025</td><td>Status: CEH</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened with pavers without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/10/2025	Status: CEH
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened with pavers without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/10/2025	Status: CEH			

Agenda No.: 013	Complexity Level: -	Status: Active
Respondent: GOLOMB, STEVEN; GOLOMB, SUSAN J 11350 Wingfoot Dr, Boynton Beach, FL 33437-1625		CEO: Richard F Cataldo
Situs Address: 11350 Wingfoot Dr, Boynton Beach, FL		Case No: C-2025-03250010
PCN: 00-42-45-35-01-002-0490		Zoned: RS
Violations:	2	Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 04/07/2025 Status: CEH
	3	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, the trailer parked on the driveway in the side yard not screened from view. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 04/07/2025 Status: CEH

cc: Steven And Susan Golomb

Agenda No.: 014	Complexity Level: -	Status: Active			
Respondent: KIFFEL, STEVEN M; KIFFEL, SHIRLEY 21691 Frontenac Ct, Boca Raton, FL 33433-7474		CEO: Richard F Cataldo			
Situs Address: 10712 Lake Wynds Ct, Boynton Beach, FL		Case No: C-2025-03030040			
PCN: 00-42-45-27-15-000-0550		Zoned: RTU			
Violations:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the water heater has been replaced without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/06/2025</td><td>Status: CEH</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the water heater has been replaced without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/06/2025	Status: CEH
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the water heater has been replaced without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/06/2025	Status: CEH			

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, stucco work on the left side of the residence without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 03/06/2025</p> <p>Status: CEH</p>
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cc: Steven M And Shirley Kiffel

Agenda No.: 015	Complexity Level: -	Status: Active				
Respondent: LEIBOVICH, JOSEPH; LEIBOVICH, ANNE E 12725 Oak Arbor Dr, Boynton Beach, FL 33436-6153		CEO: Richard F Cataldo				
Situs Address: 12725 Oak Arbor Dr, Boynton Beach, FL		Case No: C-2024-12270002				
PCN: 00-42-46-01-06-000-0020		Zoned: RT				
Violations:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, outdoor light pole(s)/fixture(s) without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/25/2025 Status: CEH</td></tr><tr><td>2</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a recreation court has been constructed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/25/2025 Status: CEH</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, outdoor light pole(s)/fixture(s) without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 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 recreation court has been constructed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/25/2025 Status: CEH
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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 recreation court has been constructed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/25/2025 Status: CEH					

Agenda No.: 016	Complexity Level: -	Status: Active								
Respondent: MARTINEZ, DAVID; MARTINEZ, CYNTHIA A 10369 Boynton Place Cir, Boynton Beach, FL 33437-2617		CEO: Richard F Cataldo								
Situs Address: 10369 Boynton Place Cir, Boynton Beach, FL		Case No: C-2025-03100025								
PCN: 00-42-45-26-26-000-1700		Zoned: RS								
Violations:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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</td></tr><tr><td>2</td><td>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</td></tr><tr><td>3</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white PVC fence has been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/10/2025 Status: CEH</td></tr><tr><td>4</td><td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the ramps, toolboxes, buckets, etc. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/10/2025 Status: CEH</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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: 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	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 white PVC fence has been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/10/2025 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 ramps, toolboxes, buckets, etc. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/10/2025 Status: CEH
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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 ramps, toolboxes, buckets, etc. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/10/2025 Status: CEH									

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Agenda No.:	017	Complexity Level:	1	Status:	Active								
Respondent:	GRIFFIN, LISA 2843 Cambridge Rd, Lake Worth, FL 33462-3814			CEO:	Frank A Davis								
Situs Address:	2843 Cambridge Rd, Lake Worth, FL			Case No:	C-2025-05150006								
PCN:	00-43-45-05-01-013-0310			Zoned:	RS								
Violations:	<table><tr><td>1</td><td>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</td></tr><tr><td></td><td>Code: Unified Land Development Code - 6.D.1.A.3.b</td></tr><tr><td></td><td>Issued: 05/27/2025</td></tr><tr><td></td><td>Status: SIT</td></tr></table>					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: 05/27/2025		Status: SIT
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	Code: Unified Land Development Code - 6.D.1.A.3.b												
	Issued: 05/27/2025												
	Status: SIT												

Agenda No.:	018	Complexity Level:	1	Status:	Active
Respondent:	Abbasi, Ali 10353 Milburn Ln, Boca Raton, FL 33498-4609			CEO:	Darrin L Emmons
Situs Address:	10353 Milburn Ln, Boca Raton, FL			Case No:	C-2025-04040009
PCN:	00-41-47-12-09-003-0110			Zoned:	RE
Violations:	<div><div><div>1</div><div><div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-041846-0000 has become inactive or expired.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div><div>Issued: 04/24/2025</div><div>Status: CEH</div></div></div><div><div><div>2</div><div><div>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, permit B-2021-041846-0000 has become inactive.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5</div><div>Issued: 04/24/2025</div><div>Status: CEH</div></div></div></div></div>				

Agenda No.:	019	Complexity Level:	-	Status:	Active
Respondent:	Lyon, Antionette	CEO:	Darrin L Emmons		
	9563 Richmond Cir, Boca Raton, FL 33434-2314				
Situs Address:	9563 Richmond Cir, Boca Raton, FL		Case No:	C-2025-05210009	
PCN:	00-42-47-07-09-023-0250		Zoned:	AR	
Violations:	<div><div><div>3</div><div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 05/21/2025</div><div>Status: CEH</div></div></div><div><div><div>4</div><div><div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b.1</div><div>Issued: 05/21/2025</div><div>Status: CEH</div></div></div></div></div>				

Agenda No.:	020	Complexity Level:	-	Status:	Active
Respondent:	SBG BOCA HOLDINGS LLC 3692 Lower Union, Orlando, FL 32814			CEO:	Darrin L Emmons
Situs Address:	19575 S State Road 7, 1, Boca Raton, FL	Case No:	C-2025-05120013		
PCN:	00-41-47-12-18-000-0050	Zoned:	RE		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

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Violations:	<div><div>1</div><div><div>Details:</div><div>The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>Observation: This officer observed 30 plus vehicles belonging to Enterprise Rental parked in this commercial parking lot. This company is only allotted 6 parking spaces per the site plan and resolution (ZAR-2012-01590).</div><div><div>Code:</div><div>Unified Land Development Code - 1.A.2</div></div><div><div>Issued:</div><div>05/14/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div>
cc: Sbg Boca Holdings Llc	

Agenda No.:	021	Complexity Level:	-	Status:	Active
Respondent:	Barahona, Carmelina			CEO:	Jose Feliciano
	4786 Dryden Rd, West Palm Beach, FL 33415-3818				
Situs Address:	4786 Dryden Rd, West Palm Beach, FL			Case No:	C-2025-05130008
PCN:	00-42-44-01-15-000-0640			Zoned:	RM
Violations:	<div><div><div>1</div><div><div>Details:</div><div>In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More Specifically; Commercial Semi-Tractor-Trailers parked at property that does not meet this code section.</div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.2.a</div></div><div><div>Issued:</div><div>05/15/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div><div><div><div>2</div><div><div>Details:</div><div>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. More Specifically: the parking of commercial semi-tractor trailers on public streets or Right-of-Ways is prohibited by this code section.</div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.a</div></div><div><div>Issued:</div><div>05/15/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div><div><div><div>3</div><div><div>Details:</div><div>The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>Observation: Property is being used to operate a commercial semi-tractor trailer business from a single-family dwelling located in a residential Zoning District. Cease operating a commercial semi-tractor trailer transport business from this residential single family located in a residential district.</div><div><div>Code:</div><div>Unified Land Development Code - 1.A.2</div></div><div><div>Issued:</div><div>05/15/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div></div></div></div>				
cc: Barahona, Carmelina					

Agenda No.:	022	Complexity Level: -	Status:	Active
Respondent:	MARTINEZ, MILTON P; TINAJERO, LETITIA S		CEO:	Caroline Foulke
	1715 Live Oak Dr, West Palm Beach, FL 33415-5536			
Situs Address:	1715 Live Oak Dr, West Palm Beach, FL		Case No:	C-2025-03310003
PCN:	00-42-44-11-07-000-0430		Zoned:	RS
Violations:	<div><div>1</div><div><div>Details:</div><div>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-2025-024087-0000 garage enclosure has become inactive or expired.</div><div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div></div></div></div>			

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

	<div>Issued: 04/24/2025</div> <div>Status: CEH</div>
2	<div>Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2025-024087-0000 garage enclosure.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11</div> <div>Issued: 04/24/2025</div> <div>Status: CEH</div>
3	<div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2005-024086- Porch has become inactive or expired.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div> <div>Issued: 04/24/2025</div> <div>Status: CEH</div>
4	<div>Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2005-024086- Porch .</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11</div> <div>Issued: 04/24/2025</div> <div>Status: CEH</div>

Agenda No.:	023	Complexity Level: -	Status: Active
Respondent:	POSH HOSPITALITY NO 3 CONGRESS AVENUE LLC		CEO: Caroline Foulke
	1533 SUNSET Dr, Ste 150, MIAMI, FL 33143		
Situs Address:	2960 Kentucky St, West Palm Beach, FL		Case No: C-2025-03250018
PCN:	00-43-44-05-08-002-0230		Zoned: MUPD
Violations:	<div><div>1</div><div>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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)</div><div>Issued: 03/26/2025</div><div>Status: CEH</div></div> <div><div>2</div><div>Details: The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)</div><div>Issued: 03/26/2025</div><div>Status: CEH</div></div> <div><div>3</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 03/26/2025</div><div>Status: CEH</div></div>		

cc: Posh Hospitality No 3 Congress Avenue Llc

Agenda No.:	024	Complexity Level: -	Status: Active
Respondent:	THE MOST HIGH REALTY GROUP INC		CEO: Caroline Foulke
	2765 Forest Hill Blvd, West Palm Beach, FL 33406		
Situs Address:	2765 Forest Hill Blvd, West Palm Beach, FL		Case No: C-2025-06040001
PCN:	00-43-44-08-15-006-0050		Zoned: CG
Violations:	<div><div>1</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 06/16/2025</div><div>Status: CEH</div></div>		

cc: The Most High Realty Group Inc

Agenda No.:	025	Complexity Level: 1	Status: Active
Respondent:	BANK OF AMERICA, NATIONAL ASSOCIATION		CEO: John Gannotti
	1200 South Pine Island Rd, Plantation, FL 33324		
Situs Address:	6830 Okeechobee Blvd, West Palm Beach, FL		Case No: C-2025-03260011
PCN:	00-42-43-27-28-001-0070		Zoned: MUPD

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

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Violations:	<div><div>2</div><div><div>Details:</div><div>A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2012-022846-0000 Electrical Site Lighting has become inactive or expired.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div></div><div><div>Issued:</div><div>03/27/2025</div></div><div><div>Status:</div><div>CEH</div></div></div>
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cc: Bank Of America, National Association
Bank Of America, National Association

Agenda No.:	026	Complexity Level:	1	Status:	Active
Respondent:	Commons Vista Park Llc 1201 Hays St, Tallahassee, FL 32301	CEO:	John Gannotti		
Situs Address:	2101 Vista Pkwy, West Palm Beach, FL	Case No:	C-2025-04170007		
PCN:	00-42-43-22-15-021-0140	Zoned:	PIPD		
Violations:	<div><div>2</div><div><div>Details:</div><div>All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically the parking lot lighting not operable to sufficiently illuminate the lot after dark, prior to daylight.</div></div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)</div></div><div><div>Issued:</div><div>04/22/2025</div></div><div><div>Status:</div><div>CEH</div></div></div>				
cc:	Commons Vista Park Llc Commons Vista Park Llc				

Agenda No.:	027	Complexity Level:	1	Status:	Active
Respondent:	Bolin, Samantha 1090 S Ridge Rd, Lake Worth, FL 33462-6138	CEO:	Kareem B Graham		
Situs Address:	1090 Ridge Rd, Lake Worth, FL	Case No:	C-2025-05130027		
PCN:	00-43-45-09-08-000-0190	Zoned:	RM		
Violations:	<div><div>1</div><div><div>Details:</div><div>Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</div></div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div></div><div><div>Issued:</div><div>05/14/2025</div></div><div><div>Status:</div><div>CEH</div></div></div>				

Agenda No.:	028	Complexity Level:	1	Status:	Active
Respondent:	VALLADARES, LESTER H ORTIZ 7756 Washington Ave, Lake Worth, FL 33462-5312	CEO:	Kareem B Graham		
Situs Address:	7756 Washington Ave, Lake Worth, FL	Case No:	C-2025-06020016		
PCN:	00-43-45-09-000-3250	Zoned:	RM		
Violations:	<div><div>2</div><div><div>Details:</div><div>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.</div></div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.b.1</div></div><div><div>Issued:</div><div>06/03/2025</div></div><div><div>Status:</div><div>CEH</div></div><div><div>4</div><div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the furniture stored outside on the side of the dwelling.</div></div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div><div><div>Issued:</div><div>06/03/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div>				

Agenda No.:	029	Complexity Level:	-	Status:	Active
Respondent:	Byers, Stephen J 7396 Skyline Dr, Delray Beach, FL 33446-2218	CEO:	Dennis A Hamburger		
Situs Address:	7396 Skyline Dr, Delray Beach, FL	Case No:	C-2025-03280005		
PCN:	00-42-46-15-01-001-0030	Zoned:	AR		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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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. Specifically, the RVs on the property Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 04/02/2025	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, a wood deck has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/02/2025	Status: CEH

Agenda No.:	030	Complexity Level:	1	Status:	Active
Respondent:	Fournier, Daniel			CEO:	Dennis A Hamburger
	5292 Lake Blvd, Delray Beach, FL 33484-4270				
Situs Address:	5292 Lake Blvd, Delray Beach, FL			Case No:	C-2025-04240001
PCN:	00-42-46-23-02-000-4370			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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/12/2025	Status: CEH		
	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a garage has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/12/2025	Status: CEH		
	3	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E94010682 (Electrical) has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 05/12/2025	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 # B93022797 (Alterations-Residential) has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 05/12/2025	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 # E94010680 (General Electrical) has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 05/12/2025	Status: CEH		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

6

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P85005414 (Solar Water Heating System) has become inactive or expired.

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

Issued: 05/12/2025

Status: CEH

cc: Code Compliance

Agenda No.: 031

Complexity Level: -

Status: Active

Respondent: Gurevich, Igor

200 Saxony E, Delray Beach, FL 33446-1848

CEO: Dennis A Hamburger

Situs Address: 200 Saxony E, Delray Beach, FL

Case No: C-2025-02030019

PCN: 00-42-46-22-09-005-2000

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, renovations have been erected or installed without a valid building permit.

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

Issued: 02/04/2025

Status: CEH

Agenda No.: 032

Complexity Level: 1

Status: Active

Respondent: Hertzan, Susan; Hertzan, Marshall; Hertzan, Morgan;

Hertzan, Paul; Litvack, Erika H

103 Hamilton Ave, Massapequa, NY 11758-3902

CEO: Dennis A Hamburger

Situs Address: 6345 Lasalle Rd, Delray Beach, FL

Case No: C-2025-04070015

PCN: 00-42-46-10-03-010-0410

Zoned: RS

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.

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

Issued: 05/27/2025

Status: CEH

2

Details:

All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

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

Issued: 05/27/2025

Status: CEH

Agenda No.: 033

Complexity Level: -

Status: Active

Respondent: DEPAULIS ENTERPRISE LLC

2231 Canal Rd, Palm Beach Gardens, FL 33410

CEO: Jamie G Illicete

Situs Address: 3728 Freshwater Dr, Jupiter, FL

Case No: C-2024-11260013

PCN: 00-43-41-06-10-000-0240

Zoned: RM

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-2023-006160-0000 for Alternations-Updating of kitchen & bathrooms.

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

Issued: 12/05/2024

Status: CEH

cc: Building Division

Agenda No.: 034

Complexity Level: -

Status: Active

Respondent: FERNANDEZ, CARLOS; FERNANDEZ, CARIDAD

3557 Gulfstream Rd, Lake Worth Beach, FL 33461-3521

CEO: Paul Kelso

Situs Address: 3778 93rd Ln N, West Palm Beach, FL

Case No: C-2025-06090019

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Print Date: 7/25/2025 02:52 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

PCN:	00-43-42-18-00-000-7280	Zoned:	RM
Violations:	<div><div>2</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to the various items left in the front and east side of this property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/11/2025Status: CEH</div></div> <div><div>3</div><div>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 no address posted on the front of the structure. A four-digit number that did not match the address was observed affixed next to a door. Code: Palm Beach County Codes & Ordinances - 10.11.4 Issued: 06/11/2025Status: CEH</div></div>		

Agenda No.:	035	Complexity Level:	-	Status:	Active
Respondent:	FERNANDEZ, Carlos; FERNANDEZ, Caridad 3557 Gulfstream Rd, Lake Worth Beach, FL 33461-3521	CEO:	Paul Kelso		
Situs Address:	3795 93rd Ln N, West Palm Beach, FL	Case No:	C-2025-06160038		
PCN:	00-43-42-18-00-000-7290	Zoned:	RM		
Violations:	<div><div>1</div><div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads. More specifically, the Green colored Jaguar parked on the property Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 06/18/2025Status: CEH</div></div> <div><div>3</div><div>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. Code: Palm Beach County Codes & Ordinances - 10.11.4 Issued: 06/18/2025Status: CEH</div></div>				

Agenda No.:	036	Complexity Level:	-	Status:	Active
Respondent:	CALDERON, Marcos 4674 Holt Rd, West Palm Beach, FL 33415-4706			CEO:	Ray F Leighton
Situs Address:	4674 Holt Rd, West Palm Beach, FL			Case No:	C-2024-08190009
PCN:	00-42-44-12-04-000-0870			Zoned:	RM
Violations:	<div><div>1</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway pavers appearing on your property have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/20/2024 Status: CEH</div></div>				
cc: Code Enforcement					

Agenda No.:	037	Complexity Level:	-	Status:	Active
Respondent:	Victoria, Eleodoro 1304 Beacon Cir, Wellington, FL 33414-3154	CEO:	Timothy M Madu		
Situs Address:	16190 64th Pl N, Loxahatchee, FL	Case No:	C-2025-04210027		
PCN:	00-40-42-36-00-000-5200	Zoned:	AR		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations:	1	<p>Details: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.</p> <p>Specifically, the presence of mold in the master bathroom.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-34 (a) Issued: 04/23/2025 Status: CEH</p>
	2	<p>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.</p> <p>More specifically, the decaying wood in the interior side of the front door and the large gap not creating a seal.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 04/23/2025 Status: CEH</p>
	3	<p>Details: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.</p> <p>More specifically, the water system defects are causing a brown-colored water and odor to emanate from the faucets.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (3) Issued: 04/23/2025 Status: CEH</p>
	4	<p>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.</p> <p>More specifically, the disrepair and non-working shower.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Issued: 04/23/2025 Status: CEH</p>
	5	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>More specifically, the accumulation and storage of vegetative debris on the west side of the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/23/2025 Status: CEH</p>
	6	<p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>More specifically, the broken electrical light on the front pillar.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 04/23/2025 Status: CEH</p>
	7	<p>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 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.</p> <p>More specifically, cut the grass.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 04/23/2025 Status: CEH</p>

Agenda No.: 038	Complexity Level: 1	Status: Active
Respondent: 7 ELEVEN INC 801 US HIGHWAY 1, North Palm Beach, FL 33408		CEO: Nedssa Miranda
Situs Address: 130 N Jog Rd, West Palm Beach, FL		Case No: C-2025-03110019
PCN: 00-42-43-34-08-001-0000		Zoned: MUPD

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div></div><div><div>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including all the trash, buckets, bottles, plastics, debris, liter, and items storage on the property</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 03/14/2025</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</div></div><div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height and including extended lots around of the property at all times.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div><div>Issued: 03/14/2025</div><div>Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</div></div><div><div>Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, pressure clean and or paint the walls a long SUNBEAM AVE</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</div><div>Issued: 03/14/2025</div><div>Status: CEH</div></div></div>
cc: 7 Eleven Inc Code Compliance	

Agenda No.:	039	Complexity Level:	1	Status:	Active
Respondent:	BORN, GEORGE E; BORN, SANDRA K 5576 Lime Rd, West Palm Beach, FL 33413-1845			CEO:	Nedssa Miranda
Situs Address:	5576 Lime Rd, West Palm Beach, FL			Case No:	C-2025-02110008
PCN:	00-42-43-35-10-009-0030			Zoned:	RM
Violations:	<div><div><div>3</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. 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. and include removing the tree debris on top of the roof. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/19/2025 Status: CEH</div></div><div><div>6</div><div>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Repair/maintain the windows, doors, and frames in accordance with Section 14-33 (m). More specifically, remove the wood and properly replace the door a permit may require please contact the building department 561-233-5119 for permit. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 02/19/2025 Status: CEH</div></div></div>				
cc: Code Compliance					

Agenda No.:	040	Complexity Level:	1	Status:	Active
Respondent:	GABRIUS, WILFORT ALIX 877 Camellia Dr, Royal Palm Beach, FL 33411-3465			CEO:	Nedssa Miranda
Situs Address:	306 Caroline Ave, West Palm Beach, FL			Case No:	C-2025-01290031
PCN:	00-42-43-35-10-007-0130			Zoned:	RM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div><div>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to plastic, mechanical equipment's, car parts, metal, Equipment's, wires, tools, car lift, containers, gallons, containers, box, and or all items that are storage in the public view of the property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 02/03/2025</div><div>Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</div><div>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</div><div>Store garbage containers so that they are screened from view from streets or public right-of-way.</div><div>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</div><div>Issued: 02/03/2025</div><div>Status: CEH</div></div></div>
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Agenda No.:	041	Complexity Level:	1	Status:	Active
Respondent:	IVEY, SHEILA; OWENS, JENNIFER JO 1021 Handy Oak Cir, West Palm Beach, FL 33411-3209			CEO:	Nedssa Miranda
Situs Address:	1020 Handy Oak Cir, West Palm Beach, FL			Case No:	C-2025-03240005
PCN:	00-42-43-29-05-000-0620			Zoned:	RS
Violations:	<div><div><div>2</div><div><div>Details:</div><div>All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</div><div>Maintain all exterior surfaces in accordance with Section 14-33 (b). Pressure and or paint the property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</div><div>Issued: 03/25/2025</div><div>Status: CEH</div></div></div><div><div><div>3</div><div><div>Details:</div><div>Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div><div>Issued: 03/25/2025</div><div>Status: CEH</div></div></div><div><div><div>4</div><div><div>Details:</div><div>Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</div><div>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</div><div>Store garbage containers so that they are screened from view from streets or public right-of-way.</div><div>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</div><div>Issued: 03/25/2025</div><div>Status: CEH</div></div></div></div></div></div>				

Agenda No.:	042	Complexity Level:	1	Status:	Active
Respondent:	MESA, ADONIS; MESA, NINSI E	CEO:	Nedssa Miranda		
	500 S Australian Ave, Ste 500, West Palm Beach, FL 33401				
	United States				
Situs Address:	7656 Pioneer Rd, West Palm Beach, FL	Case No:	C-2024-09230028		
PCN:	00-42-43-27-05-012-0221	Zoned:	AR		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations:

- 3

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

Obtain required building permits for the fence and electrical or remove the fence and electrical.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CEH
- 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, roofed structure #1 has been erected or installed without a valid building permit.

Obtain required building permits for the roofed structure #1 or remove the roofed structure #1.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CEH
- 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, ROOFED STRUCTURE #2 has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFED STRUCTURE #2 or remove the ROOFED STRUCTURE #2.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CEH
- 6

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CEH
- 7

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

- 8

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

Obtain required building permits for the ADDITONAL WOOD AND METAL FENCE or remove the ADDITONAL WOOD AND METAL FENCE.

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

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

Issued: 09/27/2024 **Status:** CEH
- 9

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

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

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

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

Issued: 09/27/2024 **Status:** CEH
- 10

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

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

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

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

Issued: 09/27/2024 **Status:** CEH
- 11

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

Obtain required building permits for the SHIPPING CONTAINERS or remove the SHIPPING CONTAINERS.

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

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

Issued: 09/27/2024 **Status:** CEH
- 12

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

Obtain required building permits for the WOOD CHICKEN COOK or remove the WOOD CHICKEN COOK.

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

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

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

- Issued: 09/27/2024

Status: CEH
- 14

Details:

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g).
- Code:

Palm Beach County Property Maintenance Code - Section 14-33 (g)
- Issued: 09/27/2024

Status: CEH
- 15

Details:

Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.
- On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
- All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.
- More specifically, Obtain a Permit for the Site Development and Fill.
- Code:

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

Status: CEH

cc: Mesa, Adonis
Mesa, Ninsi E

Agenda No.:

043

Complexity Level:

1

Status:

Active

Respondent:

MORENO, DIANA; MORENO ANDRADE, CARLOS D
415 W Shadyside Cir, West Palm Beach, FL 33415-2534

CEO:

Nedssa Miranda

Situs Address:

415 W Shadyside Cir, West Palm Beach, FL

Case No:

C-2025-04230010

PCN:

00-42-44-02-09-000-0240

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, SHED/STRUCTURE #2 has been erected or installed without a valid building permit.

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

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

Code:

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

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

	<div>Issued: 05/01/2025Status: CEH</div>
2	<div><div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACITIVE SHED permit # B-2019-026653-0000 has become inactive or expired.</div><div>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, INACITIVE SHED permit # B-2019-026653-0000</div><div>Obtain a Certificate of Completion for permit # INACITIVE SHED permit # B-2019-026653-0000</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</div><div>Issued: 05/01/2025Status: CEH</div></div>
3	<div><div>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</div><div>Cease using recreational vehicles, boats, sports vehicles and/or trailers for living, sleeping or housekeeping purposes.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.d</div><div>Issued: 05/01/2025Status: CEH</div></div>
4	<div><div>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.</div><div>Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</div><div>Code: Unified Land Development Code - 6.D.1.A.2.a</div><div>Issued: 05/01/2025Status: CEH</div></div>

Agenda No.:	044	Complexity Level:	1	Status:	Active
Respondent:	RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY 14 Ram Clark Rd, New City, NY 10956-1210			CEO:	Nedssa Miranda
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:	<div><div>1Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height all over the property</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div><div>Issued: 01/30/2025Status: CEH</div></div>				

Agenda No.:	045	Complexity Level:	1	Status:	Active
Respondent:	RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY 14 Ramclark Rd, New City, NY 10956-1210			CEO:	Nedssa Miranda
Situs Address:	198 Tropical Ave, West Palm Beach, FL			Case No:	C-2025-01290024
PCN:	00-42-43-35-02-010-0010			Zoned:	RM
Violations:	<div><div>1Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Please cut the grass in the entire area of the property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div><div>Issued: 01/30/2025Status: CEH</div></div>				

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

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

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

This property has approval for a Single-Family Dwelling within the RM Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your residential property.

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@pbcc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 01/30/2025 **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: 01/30/2025 **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). More specifically, Paint the property accordingly

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 01/30/2025 **Status:** CEH

5 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Maintain the exterior of the structure in accordance with Section 14-33 (a).

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/30/2025 **Status:** CEH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all item's storage in public view

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/30/2025 **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, FILL DIRT has been erected or installed without a valid building permit.

Obtain required building permits for the FILL DIRT _or remove the FILL DIRT.

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

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

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

- Issued: 01/30/2025

Status: CEH
- 8

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: 01/30/2025

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, 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
- 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.

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/30/2025

Status: CEH
- 11

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.3.b
Issued: 01/30/2025

Status: CEH
- 12

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: 01/30/2025

Status: CEH
- 13

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

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

Obtain a Permit for the Site Development and Fill.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 01/30/2025

Status: CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Agenda No.: 046

Respondent: SOSA, CHARLES M; SOSA, NIKO

Situs Address: 5966 Lime Rd, West Palm Beach, FL

PCN: 00-42-43-35-13-027-0020

Violations:

Complexity Level: 1

CEO: Nedssa Miranda

Case No: C-2025-04280014

Zoned: RM

3

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.

Please remove the rock and gravel or obtain a Right-of-way permit from the Land Development Division. More specifically, Rock or gravel placed in the County Road right of way without approval from Land development. RESOD THE AREA WITH GRASS.

Code:

Palm Beach County Codes & Ordinances - Ordinance 2019-030

Issued:

05/01/2025

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 (PVC AND WHITE METAL) has been erected or installed without a valid building permit.

Obtain required building permits for the FENCE (PVC AND WHITE METAL) or remove the FENCE (PVC AND WHITE METAL).

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:

05/01/2025

Status:

CEH

cc: Code Compliance

Agenda No.: 047

Respondent: Unknown Personal Representative Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Trinidad Oropeza and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (467 AVOCADO AVE WEST PALM BEACH FL 33413 1871and 00-42-43-35-12-025-0102).

Situs Address: 467 Avocado Ave, West Palm Beach, FL

PCN: 00-42-43-35-12-025-0102

Violations:

Complexity Level: 1

CEO: Nedssa Miranda

Case No: C-2025-03170057

Zoned: RM

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:

03/24/2025

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. More specifically, buckets, trash, plastics, containers, coolers, equipment's and include all items storage in public view.

Code:

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

Issued:

03/24/2025

Status:

CEH

ePZB / CE_Merge_Agenda.rpt-1066

Page: 25 of 47

Print Date: 7/25/2025 02:52 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

3	<p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Repair/maintain all accessory structures in disrepair. Fence disrepair</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</p> <p>Issued: 03/24/2025 Status: CEH</p>
4	<p>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.</p> <p>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.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 03/24/2025 Status: CEH</p>
5	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the FENCE or remove the FENCE.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 03/24/2025 Status: CEH</p>
6	<p>Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <p>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.</p> <p>2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.</p> <p>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.</p> <p>Code: Unified Land Development Code - 7.D.4.A.1.a</p> <p>Issued: 03/24/2025 Status: CEH</p>
7	<p>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.</p> <p>Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, pressure clean and or paint the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</p> <p>Issued: 03/24/2025 Status: CEH</p>

cc: Code Compliance

Agenda No.:	048	Complexity Level:	1	Status:	Active		
Respondent:	ANGLICAN CATEDRAL CHURCH OF SAO PAULO IN FLORIDA CORP 3927 N Federal Hwy, Pompano Beach, FL 33064			CEO:	Joanna Mirodias		
Situs Address:	7529 Prescott Ln, Lake Worth, FL			Case No:	C-2025-05140026		
PCN:	00-42-45-09-15-000-0480			Zoned:	RTS		
Violations:	<table><tr><td>1</td><td><p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white aluminum fence has been erected or installed without a valid building permit.</p><p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p>Issued: 06/02/2025</p><p>Status: CEH</p></td></tr></table>					1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white aluminum fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 06/02/2025</p> <p>Status: CEH</p>
1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white aluminum fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 06/02/2025</p> <p>Status: CEH</p>						

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

2	<p>Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.</p> <p>c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.</p> <p>d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 06/02/2025 Status: CEH</p>
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cc: Anglican Catedral Church Of Sao Paulo In Florida Corp

Agenda No.: 049	Complexity Level: 1	Status: Active		
Respondent: Faustin, Max Eddy Frantz 7625 Colony Lake Dr, Boynton Beach, FL 33436-1301		CEO: Joanna Mirodias		
Situs Address: 7625 Colony Lake Dr, Boynton Beach, FL		Case No: C-2024-12050016		
PCN: 00-42-45-12-18-000-0010		Zoned: PUD		
Violations:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/23/2025 Status: SIT</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/23/2025 Status: SIT
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/23/2025 Status: SIT			

Agenda No.: 050	Complexity Level: 1	Status: Active						
Respondent: JEAN CHARLES, MERDENISE 3210 Caribb Way, Lantana, FL 33462-3712		CEO: Joanna Mirodias						
Situs Address: 3210 Caribb Way, Lake Worth, FL		Case No: C-2025-03270024						
PCN: 00-43-45-06-01-018-0040		Zoned: RS						
Violations:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence 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</td></tr><tr><td>2</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structure with plumbing 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</td></tr><tr><td>3</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, enclosing the screen porch without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/15/2025 Status: CEH</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence 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	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 with plumbing 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	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, enclosing the screen porch without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/15/2025 Status: CEH
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence 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							
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 with plumbing 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							
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, enclosing the screen porch without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/15/2025 Status: CEH							

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Agenda No.: 051	Complexity Level: 1	Status: Active
Respondent: Mejia, Isabel Teresa Rivera 1510 Crest Dr, Lake Worth Beach, FL 33461-6064		CEO: Joanna Mirodias
Situs Address: 1510 Crest Dr, Lake Worth, FL		Case No: C-2025-03170059
PCN: 00-43-44-32-04-009-0100		Zoned: RS
Violations:	<div><div>2</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, enclosing the carport without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/19/2025 Status: CEH</div></div> <div><div>3</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/19/2025 Status: CEH</div></div>	

Agenda No.: 052	Complexity Level: 1	Status: Active
Respondent: Meklir, Katie 1188 Marine Dr, West Palm Beach, FL 33409-6240		CEO: Joanna Mirodias
Situs Address: 5555 Gun Club Rd, West Palm Beach, FL		Case No: C-2025-05070024
PCN: 00-42-44-02-01-000-0186		Zoned: RT
Violations:	<div><div>1</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the black chain link fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/07/2025 Status: CEH</div></div> <div><div>2</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the entry columns has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/07/2025 Status: CEH</div></div> <div><div>3</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the SFD has been partially demolished without a valid building permit. Permit #B-2023-015166-0000 (Demolition - SFD w/Vacant Lot Landscaping) is inactive. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/07/2025 Status: CEH</div></div>	

Agenda No.: 053	Complexity Level: 1	Status: Active
Respondent: Sardino, Donald J 6501 S Military Trl, Lake Worth, FL 33463-7531		CEO: Joanna Mirodias
Situs Address: 6501 S Military Trl, Lake Worth, FL		Case No: C-2024-11210023
PCN: 00-42-45-01-00-000-3170		Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations:	1	<p>Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: The site is operating as a Retail Nursery and Landscape Service.</p> <p>Code: Unified Land Development Code - 1.A.2</p> <p>Issued: 02/19/2025</p>	Status: CEH
	2	<p>Details: Outdoor bulk storage of mulch, rock, soil, or similar material shall comply with the Outdoor Storage standards contained in Art. 5.B, Accessory Uses and Structures. Outdoor bulk storage in residential zoning districts shall be setback a minimum of 50 feet or the district setback, whichever is greater. More specially, outdoor bulk storage is being stored in the setback.</p> <p>Code: Unified Land Development Code - 4.B.6.C.14.g</p> <p>Issued: 02/19/2025</p>	Status: CEH

Agenda No.: 054	Complexity Level: 1	Status: Active								
Respondent: Trompe, Floguy		CEO: Joanna Mirodias								
	7769 Loomis St, Lake Worth, FL 33462-6117									
Situs Address: 7769 Loomis St, Lake Worth, FL		Case No: C-2024-12300006								
PCN: 00-43-45-10-07-000-1270		Zoned: RM								
Violations:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.</td></tr><tr><td></td><td>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</td></tr><tr><td></td><td>Issued: 01/13/2025</td></tr><tr><td></td><td>Status: CEH</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 8th Edition (2023) - 105.1		Issued: 01/13/2025		Status: CEH
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.									
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1									
	Issued: 01/13/2025									
	Status: CEH									

Agenda No.: 055	Complexity Level: 1	Status: Active								
Respondent: 7265 ARCADIA CT LLC		CEO: Adam F Moulton								
	7265 Arcadia Cp, Boca Raton, FL 33433									
Situs Address: 7547 Silver Woods Ct, Boca Raton, FL		Case No: C-2025-05300002								
PCN: 00-42-47-21-06-000-0520		Zoned: AR								
Violations:	<table><tr><td>2</td><td>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.</td></tr><tr><td></td><td>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</td></tr><tr><td></td><td>Issued: 05/30/2025</td></tr><tr><td></td><td>Status: CEH</td></tr></table>		2	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.		Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.		Issued: 05/30/2025		Status: CEH
2	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.									
	Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.									
	Issued: 05/30/2025									
	Status: CEH									

cc: 7265 Arcadia Ct Llc

Agenda No.: 056	Complexity Level: -	Status: Active
Respondent: SG 7176 LLC		CEO: Adam F Moulton
	5440 Glades Rd, Ste 520, Boca Raton, FL 33431-7277	
Situs Address: 7176 Beracasa Way, Boca Raton, FL		Case No: C-2024-12130005
PCN: 00-42-47-21-10-000-0080		Zoned: CG
Violations:	<div><div>3</div><div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2020-018986-0000 "electrical generator" has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, E-2020-018986-0000 does not have a Certificate of Completion.</div></div>	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

	<div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div> <div>PBC Amendments to FBC 8th Edition (2023) - 111.5</div> <div>Issued: 03/17/2025</div> <div>Status: CEH</div>
cc: Sg 7176 Llc	

Agenda No.: 057

Complexity Level: -

Status: Active

Respondent: HARMON, CEDRIC; HARMON, SHERRYANN

CEO: Nick N Navarro

PO BOX 13708, Fort Pierce, FL 34979-3708

Situs Address: 4370 Coconut Rd, Lake Worth, FL

Case No: C-2025-04210038

PCN: 00-43-44-30-01-042-0051

Zoned: RM

Violations:	1	<div>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.</div> <div>>> Landscaping trucks. Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</div> <div>Code: Unified Land Development Code - 6.D.1.A.2.a</div> <div>Issued: 04/21/2025</div> <div>Status: CEH</div>
	2	<div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div> <div>>> Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div> <div>Issued: 04/21/2025</div> <div>Status: CEH</div>
	3	<div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</div> <div>>> 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.</div> <div>Code: Unified Land Development Code - 6.D.1.A.1.b.1</div> <div>Issued: 04/21/2025</div> <div>Status: CEH</div>

Agenda No.: 058

Complexity Level: 1

Status: Active

Respondent: RUDDER, FREDERICK A

CEO: Nick N Navarro

3405 Baltusrol Ln, Lake Worth, FL 33467-1303

Situs Address: 3405 Baltusrol Ln, Lake Worth, FL

Case No: C-2025-04070021

PCN: 00-42-44-21-01-000-2450

Zoned: RS

Violations:	1	<div>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.</div> <div>>> Trailers. Please park/ store trailers in the side or rear yard where they are screened from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</div> <div>Code: Unified Land Development Code - 6.D.1.A.3.c</div> <div>Issued: 04/08/2025</div> <div>Status: CEH</div>
	2	<div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</div> <div>>> 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.</div> <div>Code: Unified Land Development Code - 6.D.1.A.1.b.1</div>

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

	<div>Issued: 04/08/2025Status: CEH</div> <div>3Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div> <div>>> Remove all open/outdoor storage of inoperable vehicles, automotive parts, tires, garbage, trash or similar items on the property.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div> <div>Issued: 04/08/2025Status: CEH</div> <div>4Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div> <div>>> No parking / storing vehicles on the grass.</div> <div>Code: Unified Land Development Code - 6.D.1.A.1.b.2</div> <div>Issued: 04/08/2025Status: CEH</div> <div>5Details: 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.</div> <div>>> Please cease parking, storing or keeping 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.</div> <div>Code: Unified Land Development Code - 6.D.1.A.1.a</div> <div>Issued: 04/08/2025Status: CEH</div>
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Agenda No.: 059Complexity Level: -Status: Active

Respondent: Ethel Hoppe, Life Tenant; and Charles W. Hoppe, Jr., CEO: Steve R Newell
Remainderman
567 Riverside Dr, Palm Beach Gardens, FL 33410-4844

Situs Address: 8633 Satalite Ter, West Palm Beach, FLCase No: C-2025-05120002

PCN: 00-43-42-19-04-000-0531Zoned: RM

Violations:	<div>1Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</div> <div>Issued: 06/10/2025Status: CEH</div>
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Agenda No.: 060Complexity Level: -Status: Active

Respondent: PEDRO E DE LA UZ ESTATE Unknown Personal CEO: Paul Pickett
Representative, Spouse, Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors, Trustees and All Other
Parties Claiming By, Through, Under or Against the Estate
of Pedro E De La Uz and All Other Unknown Persons or
Parties Having or Claiming to Have Any Right, Title or
Interest in the Property Located at 1183 Woodcrest Rd W.
WPB. FL.; and Unknown Personal Representative, Spouse,
Heirs, Devisees, Grantees, Assignees, Lienors, Creditors,
Trustees and All Other Parties Claiming By, Through, Unde
or Against the Estate of Pedro E De La Uz and All Other
Unknown Persons or Parties Having or Claiming to Have
Any Right, Title or Interest in the Property Located at 1183
Woodcrest Rd W. WPB. FL.
1183 Woodcrest Rd W, West Palm Beach, FL 33417-5726

Situs Address: 1183 Woodcrest Rd W, West Palm Beach, FLCase No: C-2025-04040001

PCN: 00-42-43-26-18-006-0030Zoned: RS

Violations:	<div>1Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, GAZEBO has been erected or installed without a valid building permit.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div>Issued: 04/07/2025Status: CEH</div>
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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

	<div>2</div> <div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div>Issued: 04/07/2025</div> <div>Status: CEH</div>
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Agenda No.: 061

Complexity Level: 1

Status: Active

Respondent: Boca ASM LLC

CEO: Patrick L Prentice

221 Van Houten Ave, Passaic, NJ 07055

Situs Address: 22696 SW 54th Ave, Boca Raton, FL

Case No: C-2024-09180020

PCN: 00-42-47-29-05-004-0070

Zoned: RS

Violations:

<div>2</div> <div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a large metal pergola has been erected or installed in the backyard without a valid building permit.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div>Issued: 09/20/2024</div> <div>Status: CEH</div>
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cc: Boca Asm Llc
Boca Asm Llc
Boca Asm Llc

<div>Agenda No.: 062</div> <div>Respondent: Karsten, Jerry Nelson II; Karsten, Jessica</div> <div>Situs Address: 22642 SW 64th Way, Boca Raton, FL</div> <div>PCN: 00-42-47-30-04-014-0190</div>	<div>Complexity Level: 1</div> <div>22642 SW 64th Way, Boca Raton, FL 33428-6005</div> <div>Case No: C-2025-02190014</div> <div>Zoned: RM</div>	<div>Status: Active</div> <div>CEO: Patrick L Prentice</div>
Violations:	<div>4</div> <div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway has been erected or installed in the front of the residence without a valid building permit.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div>Issued: 02/19/2025</div> <div>Status: CEH</div>	

Agenda No.: 063

Complexity Level: -

Status: Active

Respondent: HORN, HENDRIK Jr

CEO: Ronald Ramos

15136 73rd Ter N, Palm Beach Gardens, FL 33418-1943

Situs Address: 15136 73rd Ter N, Palm Beach Gardens, FL

Case No: C-2025-05230005

PCN: 00-42-41-16-00-000-5660

Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations:	1	<p>Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.</p> <p>>>>>MORE SPECIFICALLY, THERE ARE PILES OF FILL ON THE PROPERTY AND FILL SPREAD ON THE PROPERTY THAT HAVE BEEN ADDED WITHOUT A PERMIT. Please obtain the required permit for IMPACT OF CONSTRUCTION.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 06/11/2025 Status: CEH</p>
	2	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>>>>>MORE SPECIFICALLY, VEGETATIVE DEBRIS IS PILED AND STORED ALONG THE FRONTAGE OF THE SITUS, AT THE ROADS EDGE. 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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/11/2025 Status: CEH</p>
	3	<p>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p>>>>>MORE SPECIFICALLY, THERE IS A BOX TRAILER PARKED BETWEEN THE STREET AND STRUCTURE. Remove THE TRAILER from the front setback or other area between the structure and street. Park THE TRAILER in the side or rear yard.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 06/11/2025 Status: CEH</p>

Agenda No.:	064	Complexity Level: -	Status: Active
Respondent:	PRISTINE PROPERTIES OF WPB LLC 8690 N 112TH Ter, Palm Beach Gardens, FL 33412		CEO: Ronald Ramos
Situs Address:	12781 Wilderness Dr, Palm Beach Gardens, FL	Case No:	C-2025-04020022
PCN:	00-41-41-27-01-001-0180	Zoned:	AR
Violations:	<p>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.</p> <p>>>>>More specifically, permit # B-2023-050521-0000=(WINDOWS/DOORS REPLACEMENT) has become inactive or expired. Permit #B-2023-050521-0000=(WINDOWS/DOORS REPLACEMENT) has expired. Obtain a new permit or re-activate permit #B-2023-050521-0000=(WINDOWS/DOORS REPLACEMENT).</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.</p> <p>>>>>MORE SPECIFICALLY, OBTAIN A CERTIFICATE OF COMPLETION FOR PERMIT # B-2023-050521-0000=(WINDOWS/DOORS REPLACEMENT).</p>		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

	<div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div><div>PBC Amendments to FBC 8th Edition (2023) - 111.5</div><div>Issued: 04/15/2025</div><div>Status: CEH</div></div>
2	<div><div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.</div><div>>>>>MORE SPECIFICALLY, PERMIT # B-2023-025698-0000=(REROOFING) has become inactive or expired. Permit # B-2023-025698-0000=(REROOFING) has expired. Obtain a new permit or re-activate permit #B-2023-025698-0000=(REROOFING).</div><div>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.</div><div>>>>>MORE SPECIFICALLY, OBTAIN A CERTIFICATE OF COMPLETION FOR PERMIT # B-2023-025698-0000=(REROOFING).</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div><div>PBC Amendments to FBC 8th Edition (2023) - 111.5</div><div>Issued: 04/15/2025</div><div>Status: CEH</div></div>
3	<div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</div><div>>>>>MORE SPECIFICALLY, AN ATTACHED GARAGE has been erected or installed without a valid building permit. Obtain required building permits for the ATTACHED GARAGE or remove the ATTACHED GARAGE - WITH A DEMOLITION PERMIT.</div><div>*Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 04/15/2025</div><div>Status: CEH</div></div>
4	<div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</div><div>>>>>MORE SPECIFICALLY, THE ORIGINAL ATTACHED GARAGE has been DEMOLISHED without a valid building permit. OBTAIN A DEMOLITION PERMIT FOR THE ORIGINAL ATTACHED GARAGE. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 04/15/2025</div><div>Status: CEH</div></div>

Agenda No.:	065	Complexity Level: -	Status: Active
Respondent:	RODGERS, RONALD; RODGERS, JODI	CEO: Ronald Ramos	
Situs Address:	9336 Birmingham Dr, Palm Beach Gardens, FL 33410-5926	Case No: C-2025-04040003	
PCN:	00-42-42-13-01-005-0010	Zoned: RM	
Violations:	<div><div>1</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div><div>>>>>MORE SPECIFICALLY, OPEN STORAGE IS VISIBLE FROM THE ROADWAY. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 05/08/2025</div><div>Status: CEH</div></div>		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Agenda No.: 066

Respondent: SOUTHPORTE ONE AT JONATHAN'S LANDING
CONDOMINIUM ASSOCIATION, INC.
759 SW FEDERAL HIGHWAY, Ste 213, STUART, FL 349

Situs Address:
PCN:

Violations:

Complexity Level: -

Case No: C-2025-02240007

Zoned:

Status: Active

CEO: Ronald Ramos

1

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.

>>>MORE SPECIFICALLY, THERE ARE CRACKS THROUGH THE CONCRETE ENTRANCE, CIRCULAR DRIVEWAY, PARKING LOT, MULTIPLE PARKING STOPPERS MADE OF CONCRETE ARE CRACKED AND/OR MISSING PIECES AND CONCRETE SLATES ERECTED BETWEEN THE PARKING AREAS ARE CRACKED. > Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions.

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

Issued: 03/07/2025

Status: CEH

cc:

Southporte One At Jonathan'S Landing Condominium Association, Inc.

Agenda No.: 067

Respondent: TAORMINA, JOSEPH
3625 Island Rd, Palm Beach Gardens, FL 33410-2241

Situs Address: 3625 Island Rd, Palm Beach Gardens, FL
PCN: 00-43-41-31-04-027-0140

Violations:

Complexity Level: -

Case No: C-2025-03310028

Zoned: RM

Status: Active

CEO: Ronald Ramos

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 (ON THE RGHT-OF-WAY). 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: 04/03/2025

Status: CEH

Agenda No.: 068

Respondent: 22868 Dolphin LLC
7901 4th St N, Ste 300, St. Petersburg, FL 33702

Situs Address: 22868 Dolphin Rd, Boca Raton, FL
PCN: 00-41-47-25-02-000-0230

Violations:

Complexity Level: 1

Case No: C-2025-03230001

Zoned: AR

Status: Active

CEO: Teresa G Rouse

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. 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: 03/28/2025

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, a metal structure with vinyl top has been erected or installed on the property without a valid building permit.

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

Issued: 03/28/2025

Status: CEH

3

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, there appears to be unlicensed and/or unregistered vehicles are parked on the property.

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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

	Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 03/28/2025	Status: CEH
cc: 22868 Dolphin Llc Occupant		

Agenda No.: 069	Complexity Level: -	Status: Active
Respondent: Albee LLC 19800 SW 180th Ave, Lot 418, Miami, FL 33187		CEO: Teresa G Rouse
Situs Address: 10588 Sandalfoot Blvd, Boca Raton, FL		Case No: C-2025-04020020
PCN: 00-41-47-25-02-000-1430		Zoned: AR
Violations:	<div><div><div>1</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a new roof has been erected or installed on the home without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/04/2025</div><div>Status: CEH</div></div><div><div>2</div><div>Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the mobile home skirting is in a state of disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 04/04/2025</div><div>Status: CEH</div></div><div><div>3</div><div>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. Code: Palm Beach County Property Maintenance Code - Section 14-33 (c) Issued: 04/04/2025</div><div>Status: CEH</div></div></div>	
cc: Albee Llc Occupant		

Agenda No.: 070	Complexity Level: -	Status: Active
Respondent: Melo, Leonardo M 22878 Neptune Rd, Boca Raton, FL 33428-5745		CEO: Teresa G Rouse
Situs Address: 22878 Neptune Rd, Boca Raton, FL		Case No: C-2025-01190001
PCN: 00-41-47-36-03-000-6020		Zoned: AR
Violations:	<div><div>2</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, 6-foot wooden fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/10/2025</div><div>Status: CEH</div></div>	

Agenda No.: 071	Complexity Level: 1	Status: Active
Respondent: Pompano 41 CT, LLC 12740 Yardley Dr, Boca Raton, FL 33428-4866		CEO: Teresa G Rouse
Situs Address: 22773 SW 65th Ave, Boca Raton, FL		Case No: C-2025-04230051
PCN: 00-42-47-30-02-010-0130		Zoned: RM
Violations:	<div><div>4</div><div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there are vehicles parked on the property that appear to be unlicensed or unregistered. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 05/05/2025</div><div>Status: CEH</div></div>	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

cc: Occupant
Pompano 41 Court, Llc

Agenda No.:	072	Complexity Level:	1	Status:	Active
Respondent:	Robinson, Darius	CEO:	Teresa G Rouse		
	10332 Dorchester Dr, Boca Raton, FL 33428-4207				
Situs Address:	10332 Dorchester Dr, Boca Raton, FL	Case No:	C-2025-05090001		
PCN:	00-41-47-25-04-003-0100	Zoned:	RS		
Violations:	<div><div>1</div><div>Details: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water. More specifically, the home does not have running water. Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1) Issued: 05/21/2025Status: CEH</div></div> <div><div>2</div><div>Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. More specifically, the pool water is green and is not being maintained. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 05/21/2025Status: CEH</div></div> <div><div>3</div><div>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. More specifically, there are signs of insect infestation in the home. Code: Palm Beach County Property Maintenance Code - Section 14-36 Issued: 05/21/2025Status: CEH</div></div>				

Agenda No.: 073Complexity Level: 1Status: Active
Respondent: Shelest, ArtCEO: Teresa G Rouse
PO BOX 8441, Pompano Beach, FL 33075-8441
Situs Address: 10587 228th Ln S, Boca Raton, FLCase No: C-2025-03100008
PCN: 00-41-47-25-11-001-0420Zoned: RS

Violations:	<div><div>1</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a six-foot wood fence has been erected or installed on the property without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/18/2025Status: CEH</div></div>
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cc: Occupant
Shelest, Art

Agenda No.:	074	Complexity Level:	-	Status:	Active
Respondent:	Ford, Robert J	CEO:	Omar J Sheppard		
	1748 NW Avenue G, Belle Glade, FL 33430-1622				
Situs Address:	NW Avenue G, FL	Case No:	C-2025-03200001		
PCN:	00-36-43-36-02-000-0010	Zoned:	RM		
Violations:	<div><div>1</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/02/2025Status: CEH</div></div> <div><div>2</div><div>Details: Parking shall be prohibited on all vacant properties. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 05/02/2025Status: CEH</div></div>				

Agenda No.: 075Complexity Level: -Status: Active
Respondent: Jaimez, MariaCEO: Omar J Sheppard
1641 NW Avenue F, Belle Glade, FL 33430-1611
Situs Address: 1641 NW Avenue F, Belle Glade, FLCase No: C-2025-03130001
PCN: 00-36-43-36-01-001-0190Zoned: RM

Violations:	<div><div>1</div><div>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div></div>
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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

	Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 05/02/2025 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: 05/02/2025 Status: CEH
6	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: 05/02/2025 Status: CEH

Agenda No.: 076	Complexity Level: -	Status: Active
Respondent: Kermes, Erika 1010 SW Jennifer Ter, Port Saint Lucie, FL 34953-1837		CEO: Omar J Sheppard
Situs Address: 12084 Lakeshore Dr, FL		Case No: C-2025-01140007
PCN: 00-37-41-33-03-012-0011		Zoned: IL
Violations:	<div><div>1</div><div>Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. This property is a vacant lot in the IL/Light Industrial Zoning District. During a recent inspection, it was observed that multiple commercial trailers were being parked on the vacant lot in question. Code: Unified Land Development Code - 1.A.2 Issued: 04/09/2025 Status: CEH</div></div>	

cc: Kermes, Erika

Agenda No.: 077	Complexity Level: -	Status: Active
Respondent: Leone, Christina; Murphy, Thomas 12668 73rd Ct N, West Palm Beach, FL 33412-1432		CEO: Omar J Sheppard
Situs Address: 12668 73rd Ct N, West Palm Beach, FL		Case No: C-2024-12200012
PCN: 00-41-42-27-00-000-7410		Zoned: AR
Violations:	<div><div>2</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, pillars have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/20/2024 Status: CEH</div></div>	

Agenda No.: 078	Complexity Level: -	Status: Active
Respondent: Paulino, Virginia 17423 38th Ln N, Loxahatchee, FL 33470-5417		CEO: Omar J Sheppard
Situs Address: 17423 38th Ln N, Loxahatchee, FL		Case No: C-2025-01060004
PCN: 00-40-43-14-00-000-1150		Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>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.</div><div>All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Unified Land Development Code - 18.A.6.B & 18.D.5.A.1</div><div>Issued: 01/27/2025</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 01/27/2025</div><div>Status: CEH</div></div></div>
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Agenda No.: 079

Complexity Level: -

Status: Active

Respondent: Roa, Felipe Martinez

CEO: Omar J Sheppard

13400 Us Highway 441, Canal Point, FL 33438-9549

Situs Address: 13400 US Highway 441 N, Canal Point, FL

Case No: C-2025-04150007

PCN: 00-37-41-27-01-026-0010

Zoned: AP

Violations:	<div><div>1</div><div><div>Details:</div><div>In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.</div><div>Code: Unified Land Development Code - 6.D.1.A.2.a</div><div>Issued: 05/22/2025</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises.</div><div>Code: Unified Land Development Code - 5.B.1.A.3.a</div><div>Issued: 05/22/2025</div><div>Status: CEH</div></div></div>
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Agenda No.: 080

Complexity Level: -

Status: Active

Respondent: Rockoff, Meshullam U

CEO: Omar J Sheppard

16318 E Wiltshire Dr, Loxahatchee, FL 33470-4044

Situs Address: 16318 E Wiltshire Dr, Loxahatchee, FL

Case No: C-2025-02200011

PCN: 00-40-43-24-00-000-4060

Zoned: AR

Violations:	<div><div>1</div><div><div>Details:</div><div>In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.</div></div></div>
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

<p>Code: Unified Land Development Code - 6.D.1.A.2.a</p> <p>Issued: 03/14/2025</p> <p>Status: CEH</p>
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Agenda No.: 081	Complexity Level: -	Status: Active
Respondent: Arbassio, Kathleen		CEO: Christina G Stodd
	14607 89th Pl N, Loxahatchee, FL 33470-5618	
Situs Address: 14607 89th Pl N, Loxahatchee, FL		Case No: C-2024-11040017
PCN: 00-41-42-20-00-000-3210		Zoned: AR

1	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to several vehicles observed that appeared to be inoperable and vegetative debris and construction debris.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 11/08/2024 Status: CEH</p>
2	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 11/08/2024 Status: CEH</p>

Agenda No.: 082	Complexity Level: -	Status: Active
Respondent: Castro, Ricardo; Valero, Lucero A		CEO: Christina G Stodd
	13925 Orange Grove Blvd, West Palm Beach, FL 33411-841	
Situs Address: 13925 Orange Grove Blvd, West Palm Beach, FL		Case No: C-2025-02030041
PCN: 00-41-43-09-00-000-3300		Zoned: AR

1	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 02/11/2025 Status: CEH</p>
2	<p>Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.</p> <p>Code: Unified Land Development Code - 6.D.1.A.2.a</p> <p>Issued: 02/11/2025 Status: CEH</p>
3	<p>Details: Fences or walls in any zoning district, shall not be electrified or contain any substance such as broken glass, spikes, nails, barbed wire, razors, or any other dangerous material designed to inflict discomfort, pain, or injury to a person or animal, except as allowed below.</p> <p>More specifically, barbed wire fencing is prohibited.</p> <p>Code: Unified Land Development Code - 5.B.1.A.2.b.5.e. Dangerous Materials</p> <p>Issued: 02/11/2025 Status: CEH</p>
7	<p>Details: No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, obtain a Business Tax Receipt for the home-based business.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17</p> <p>Issued: 02/11/2025 Status: CEH</p>

Agenda No.: 083	Complexity Level: -	Status: Active
Respondent: Eriscar, Renelande		CEO: Christina G Stodd
	14535 89th Pl N, Loxahatchee, FL 33470-5618	
Situs Address: 14535 89th Pl N, Loxahatchee, FL		Case No: C-2025-02190010
PCN: 00-41-42-20-00-000-3220		Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations:	<div>1<div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to vegetative debris surrounding the property and construction materials, tires, palettes, and fencing materials. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/20/2025 Status: CEH</div></div>
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Agenda No.:	084	Complexity Level: -	Status: Active
Respondent:	Guerendian, Gabriel Vina 7711 Avocado Blvd, West Palm Beach, FL 33412-2723		CEO: Christina G Stodd Type: Repeat
Situs Address:	7711 Avocado Blvd, West Palm Beach, FL		Case No: C-2025-07170005
PCN:	00-41-42-28-00-000-3720		Zoned: AR
Violations:	<div>1<div>Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 07/17/2025 Status: SIT</div></div>		

Agenda No.:	085	Complexity Level: -	Status: Active
Respondent:	Hewlett, Johnny Carl 15551 N 72nd Ct, Loxahatchee, FL 33470-3115		CEO: Christina G Stodd
Situs Address:	15551 72nd Ct N, Loxahatchee, FL		Case No: C-2024-01300013
PCN:	00-41-42-30-00-000-7650		Zoned: AR
Violations:	<div>2<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed to the northeast of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/05/2024 Status: CEH</div></div>		

Agenda No.:	086	Complexity Level: -	Status: Active
Respondent:	Leslie B Lillberg, Life Tenant; Elizabeth Lillberg, Remainderman; and Kenneth Lillberg, Remainderman. 10979 Denoeu Rd, Boynton Beach, FL 33472-4535		CEO: Christina G Stodd
Situs Address:	10979 Denoeu Rd, Boynton Beach, FL		Case No: C-2024-07160043
PCN:	00-41-45-13-02-001-0011		Zoned: RE
Violations:	<div>1<div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2006-056278-0000 for an Accessory Dwelling has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/20/2024 Status: CEH</div></div> <div>2<div>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, permit # B-2006-056278-0000 which is for an Accessory Dwelling needs a Certificate of Occupancy. Code: PBC Amendments to FBC 8th Edition (2023) - 111.1 Issued: 08/20/2024 Status: CEH</div></div>		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

3	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2006-031464-0000 for a Residential Addition has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/20/2024 Status: CEH</p>
4	<p>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, Permit # B-2006-031464-0000 for a Residential Addition needs a Certificate of Occupancy.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.1 Issued: 08/20/2024 Status: CEH</p>

Agenda No.: 087

Respondent: Solder, Thomas

Situs Address: 14889 Tangelo Blvd, West Palm Beach, FL

PCN: 00-41-42-17-00-000-4060

Violations:

Complexity Level: -

Case No: C-2024-10300002

Zoned: AR

Status: Active

CEO: Christina G Stodd

1	<p>Details: All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (a) Issued: 10/31/2024 Status: CEH</p>
2	<p>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 10/31/2024 Status: CEH</p>
3	<p>Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3 Issued: 10/31/2024 Status: CEH</p>
4	<p>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.d Issued: 10/31/2024 Status: CEH</p>
5	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 10/31/2024 Status: CEH</p>

Agenda No.: 088

Respondent: Walker, Jordan F

Situs Address: 9259 190th St N, Loxahatchee,, FL

PCN: 00-40-42-15-00-000-8140

Violations:

Complexity Level: -

Case No: C-2024-11140013

Zoned: AR

Status: Active

CEO: Christina G Stodd

1	<p>Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p>Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 11/15/2024 Status: CEH</p>
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

	<div>2<div>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. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 11/15/2024 Status: CEH</div></div>
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Agenda No.: 089

Respondent: Cardet, Antonio

Situs Address: 15 W Corkscrew Blvd, Clewiston, FL

PCN: 00-35-44-02-03-001-0020

Violations:

Complexity Level: -

Case No: C-2025-03040007

Zoned: RM

Status: Active

CEO: RI Thomas

1	<div>Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 03/07/2025 Status: CEH</div>
2	<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container 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</div>

<div>Agenda No.: 090</div> <div>Respondent: Leite, Raina L; Leite, Ryan</div> <div>Situs Address: 12351 Persimmon Blvd, West Palm Beach, FL</div> <div>PCN: 00-41-43-03-00-000-5610</div> <div>Violations:</div>	<div>Complexity Level: -</div> <div>Case No: C-2024-12060010</div> <div>Zoned: AR</div> <div><div>1</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 01/10/2025 Status: CEH</div></div>
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Agenda No.: 091

Respondent: Sanchez Arevalo, Marco A; Maldonado Camacho, Ruth E

Situs Address: 11319 57th Rd N, West Palm Beach, FL 33411

PCN: 00-41-43-02-00-000-1086

Violations:

Complexity Level: -

Case No: C-2025-01060011

Zoned: AR

Status: Active

CEO: RI Thomas

2	<div>Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. Code: Unified Land Development Code - 6.D.1.A.3 Issued: 03/20/2025 Status: CEH</div>
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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

Agenda No.:	092	Complexity Level: -	Status: Active
Respondent:	Sanchez, Jorge Leon; Sanchez, Jennifer D	CEO: RI Thomas	
	51 W Corkscrew Blvd, Clewiston, FL 33440-9798		
Situs Address:	51 W Corkscrew Blvd, Clewiston, FL	Case No: C-2025-04030006	
PCN:	00-35-44-02-03-004-0180	Zoned: RM	
Violations:	<div><div>1</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 04/04/2025</div><div>Status: CEH</div></div> <div><div>2</div><div>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div><div>Issued: 04/04/2025</div><div>Status: CEH</div></div>		

Agenda No.:	093	Complexity Level: -	Status: Active
Respondent:	Velasquez, Meija Liliana; Velasquez, Wilfido Meija	CEO: RI Thomas	
	14616 74th St N, Loxahatchee, FL 33470-5209		
Situs Address:	14616 74th St N, Loxahatchee, FL	Case No: C-2024-10290007	
PCN:	00-41-42-29-00-000-7460	Zoned: AR	
Violations:	<div><div>1</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, for loads of fill dirt brought into the property and spread without a valid building permit. has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 12/18/2024</div><div>Status: CEH</div></div> <div><div>2</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 12/18/2024</div><div>Status: CEH</div></div>		

Agenda No.:	094	Complexity Level: -	Status: Active
Respondent:	Vilme, Ducis; Vilme, Marie F	CEO: RI Thomas	
	8748 Pioneer Rd, Royal Palm Beach, FL 33411-4526		
Situs Address:	8748 Pioneer Rd, West Palm Beach, FL	Case No: C-2025-02110026	
PCN:	00-42-43-27-05-011-0272	Zoned: AR	
Violations:	<div><div>1</div><div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b.1</div><div>Issued: 02/14/2025</div><div>Status: CEH</div></div> <div><div>2</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, disabled vehicles.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 02/14/2025</div><div>Status: CEH</div></div>		

Agenda No.:	095	Complexity Level: -	Status: Active
Respondent:	CASIMIRO, Dalia	CEO: Charles Zahn	
	4656 Holiday, Lot 87, West Palm Beach, FL 33415-4644		
Situs Address:	4656 Holiday Cir N, Lot 87, FL	Case No: C-2024-09160028	
PCN:		Zoned:	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

Violations:	<div><div>2</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway extension has been erected or installed without a valid building permit issued by the County Building Department.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 09/18/2024</div><div>Status: CEH</div></div></div>
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cc: Nbv Holiday Ranch, Llc, A Delaware Limited Liability Company
Nbv Holiday Ranch, Llc, A Delaware Limited Liability Company

Agenda No.:	096	Complexity Level:	1	Status:	Active
Respondent:	Blanca Morales Ruiz, as Trustee of Morales Ruiz Trust; Francisco Corio Raymundo, as Trustee of Frank Ray Family Trust 246 Ponce De Leon St, Royal Palm Beach, FL 33411-1106	CEO:	Charles Zahn		
Situs Address:	4728 Gardenette St, West Palm Beach, FL	Case No:	C-2024-10160028		
PCN:	00-42-44-01-00-000-8020	Zoned:	RM		
Violations:	<div><div>2</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence appearing on your property has been erected or installed without a valid building permit issued by the County Building Department.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/17/2024</div><div>Status: CEH</div></div></div>				
cc:	Francisco Corio Raymundo, As Trustee Of Frank Ray Family Trust				

Agenda No.:	097	Complexity Level:	-	Status:	Active
Respondent:	LOVE KINGDOM INC 12745 82ND St N, West Palm Beach, FL 33412	CEO:	Charles Zahn		
Situs Address:	2145 S Military Trl, West Palm Beach, FL	Case No:	C-2025-05050014		
PCN:	00-42-44-13-03-002-0071	Zoned:	UI		
Violations:	<div><div>1</div><div><div>Details:</div><div>The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>Observation: Mobile vender on site.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 05/08/2025</div><div>Status: CEH</div></div></div>				

Agenda No.:	098	Complexity Level:	1	Status:	Active
Respondent:	LIBERTY PROPERTY LIMITED PARTNERSHIP 1201 HAYS St, TALLAHASSEE, FL 32301	CEO:	Nedssa Miranda		
Situs Address:	6017 Southern Blvd, FL	Case No:	C-2025-04010028		
PCN:	00-42-43-34-19-001-0000	Zoned:	MUPD		
Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height. More specifically, trimmed the overgrowth grass area along the easement/draining area within your property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)</div><div>Issued: 04/17/2025</div><div>Status: CEH</div></div></div>				

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

2	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>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, remove all the trash and or clean the area along the easement/draining area within your property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/17/2025 Status: CEH</p>
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cc: Code Compliance
Liberty Property Limited Partnership

Agenda No.:	Complexity Level: 1	Status: Active				
Respondent: BONILLA, ROLANDO; BONILLA, SULMA 1107 Woodcrest Rd, West Palm Beach, FL 33417-5726		CEO: Paul Pickett				
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:	<table><tr><td>3</td><td><p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ALUMINUM PORCH has been erected or installed without a valid building permit.</p><p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/17/2024 Status: CEH</p></td></tr><tr><td>4</td><td><p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</p><p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/17/2024 Status: CEH</p></td></tr></table>		3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ALUMINUM PORCH has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/17/2024 Status: CEH</p>	4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/17/2024 Status: CEH</p>
3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ALUMINUM PORCH has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/17/2024 Status: CEH</p>					
4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/17/2024 Status: CEH</p>					

Agenda No.:	Complexity Level: 1	Status: Active				
Respondent: MORALES, DARIEL ALEJANDRO; MORALES, PAMAI K 1234 Woodcrest Rd W, West Palm Beach, FL 33417-5729	CEO: Paul Pickett					
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:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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</td></tr><tr><td>2</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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</td></tr></table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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
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.:	Complexity Level: -	Status: Active
Respondent: WIND BREEZE LLC 1816 SW 163rd Ave, MIRAMAR, FL 33027		CEO: Paul Pickett

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

Situs Address: 5234 Stacy Rd, West Palm Beach, FL

PCN: 00-42-43-26-02-000-0140

Case No: C-2024-12260010

Zoned: RH

Violations:	1	<div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Several unregistered and inoperable vehicles on the property.</div> <div>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a</div> <div>Issued: 01/06/2025</div> <div>Status: CEH</div>
	2	<div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div> <div>Issued: 01/06/2025</div> <div>Status: CEH</div>
	3	<div>Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)</div> <div>Issued: 01/06/2025</div> <div>Status: CEH</div>
	4	<div>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.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)</div> <div>Issued: 01/06/2025</div> <div>Status: CEH</div>

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. "