



CODE COMPLIANCE  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
JANUARY 14, 2026 9:00 AM

Special Magistrate: Renee Clark

Agenda No.: 001

Respondent: PEREZ, OSVALDO SOSA

Situs Address: 707 Dixie Ln, West Palm Beach, FL

PCN: 00-42-44-02-01-000-1031

Complexity Level: 1

707 Dixie Ln, West Palm Beach, FL 33415-3623

Case No: C-2024-09120006

Zoned: RS

Status: Removed

CEO: Nedssa Miranda

Violations:	1	<p><b>Details:</b> 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>Remove BOAT AND JETSKI from the front setback or other area between the structure and street. Park BOAT AND JETSKI in the side or rear yard.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b</p> <p><b>Issued:</b> 09/13/2024</p> <p><b>Status:</b> SIT</p>
	2	<p><b>Details:</b> 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, ladders, metal equipment's, materials, wood plank, materials, refrigerator, bottles, gallons, electrical items, buckets, metals, and including but not limited to all item's storage in the front and backyard of the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 09/13/2024</p> <p><b>Status:</b> SIT</p>
	3	<p><b>Details:</b> 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>Remove trailers from the front setback or other area between the structure and street. Park trailers in the side or rear yard.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b</p> <p><b>Issued:</b> 09/13/2024</p> <p><b>Status:</b> SIT</p>
	4	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>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 times. Please relocate the vehicle to a paved surface and refrain from parking on the lawn. A driveway permits is needed from the building department to build a driveway on the property.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2</p> <p><b>Issued:</b> 09/13/2024</p> <p><b>Status:</b> SIT</p>
	5	<p><b>Details:</b> 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.</p> <p>Park the boat in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c</p> <p><b>Issued:</b> 09/13/2024</p> <p><b>Status:</b> SIT</p>
	6	<p><b>Details:</b> 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.</p> <p>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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c</p> <p><b>Issued:</b> 09/13/2024</p> <p><b>Status:</b> SIT</p>

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**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:** 09/13/2024 **Status:** CLS
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**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. 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.

Please place garbage containers at the collection point no earlier than 3:00 p.m. on the day preceding collection and remove containers the same day collection is made. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

**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:** 09/13/2024 **Status:** CLS
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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, fence has been erected or installed without a valid building permit.

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

Prior to submitting a permit, 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:** 09/13/2024 **Status:** SIT
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**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.

Provide the appropriate landscape maintenance. More specifically, including but not limited to re-sod or re-seed the damaged grass area on the property.

A driveway permits is needed from the building department to build a driveway on the property.

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

**Issued:** 09/13/2024 **Status:** CLS
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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, membrane covers has been erected or installed without a valid building permit.

Obtain required building permits for the membrane covers or remove the membrane covers.

Prior to submitting a permit, 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:** 09/13/2024 **Status:** SIT

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 14, 2026 9:00 AM

Violations:	1	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 shed has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/07/2023 <b>Status:</b> MCCH</p>
	2	<p><b>Details:</b> All glazing materials shall be maintained free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m) (1) Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)</p> <p><b>Issued:</b> 06/07/2023 <b>Status:</b> MCCH</p>
	3	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 windows and doors in the two buildings (dormitory and mess hall) were enclosed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 06/07/2023 <b>Status:</b> MCCH</p>
	4	<p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 06/07/2023 <b>Status:</b> MCCH</p>
	5	<p><b>Details:</b> One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.B.2.a</p> <p><b>Issued:</b> 06/07/2023 <b>Status:</b> MCCH</p>

Agenda No.: 003

Complexity Level: 1

Status: Active

Respondent: Sheehan, Kelle S

CEO: Nick N Navarro

1196 Carambola Cir, West Palm Beach, FL 33406-5305

Situs Address: 1196 Carambola Cir, West Palm Beach, FL

Case No: C-2024-08120009

PCN: 00-43-44-08-12-000-0520

Zoned: RS

Violations:	1	<p><b>Details:</b> A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.</p> <p>c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p> <p><b>Issued:</b> 08/12/2024 <b>Status:</b> MCCH</p>
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Agenda No.: 004

Complexity Level: 1

Status: Active

Respondent: FYFE, JAMES L; FYFE, JUSTINE M

CEO: Frank A Davis

2705 Starwood Ct, West Palm Beach, FL 33406-5144

Situs Address: 2705 Starwood Ct, West Palm Beach, FL

Case No: C-2023-09210005

PCN: 00-43-44-08-28-000-0930

Zoned: RS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 14, 2026 9:00 AM

Violations:	1	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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' PVC GATE has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 09/21/2023 <b>Status:</b> MCCH
	2	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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' WOOD FENCE/ GATE has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 09/21/2023 <b>Status:</b> MCCH

Agenda No.: 005

Complexity Level: -

Status: Active

Respondent: Baitul Mukarram Of Florida Inc

CEO: Jose Feliciano

4793 Mulberry Rd, Lake Worth, FL 33461

Situs Address: 4665 Kirk Rd, Lake Worth, FL 33461

Case No: C-2020-12090008

PCN: 00-42-44-25-00-000-5690

Zoned: RM

Violations:	1	<b>Details:</b> 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, new landfill being installed at rear of site without required reviews, permits or approvals. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 110.9 <b>Issued:</b> 12/09/2020 <b>Status:</b> MCCH
	2	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, new landfill being installed onto property rear without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 12/09/2020 <b>Status:</b> MCCH
	3	<b>Details:</b> The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, property no longer conforms to approved site plan for property. Specifically; property no longer conforms to approved site plan for property. <b>Code:</b> Unified Land Development Code - 2.A.6.B.4 <b>Issued:</b> 12/09/2020 <b>Status:</b> MCCH

cc: Baitul Mukarram Of Florida Inc  
Baitul Mukarram Of Florida Inc

Agenda No.: 006

Complexity Level: 1

Status: Active

Respondent: Rodriguez Trujillo, Rigoberto; Santos Alvarez, Magyoris

CEO: Jose Feliciano

1571 Woodland Ave, West Palm Beach, FL 33415

Situs Address: 1571 Woodland Ave, West Palm Beach, FL 33415

Case No: C-2022-11280004

PCN: 00-42-44-11-07-000-0140

Zoned: RS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 14, 2026 9:00 AM

Violations:	2	<p><b>Details:</b> 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 2020-004492 has become inactive or expired.</p> <p>The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit # B 2020-004492 requires final inspection and sign-off.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p><b>Issued:</b> 11/28/2022 <b>Status:</b> MCCH</p>
	3	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, rigid roof porch structure has been erected or installed without a valid building permit at property rear.</p> <p>The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain required final inspections for rigid roof structure erected at property rear.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p><b>Issued:</b> 11/28/2022 <b>Status:</b> MCCH</p>
	4	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 (shed) has been erected or installed without a valid building permit.</p> <p>The final inspection shall be made after all work required by the building permit is completed. More Specifically, final inspection is required for shed permit issued.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10</p> <p><b>Issued:</b> 11/28/2022 <b>Status:</b> MCCH</p>

Agenda No.: 007

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	<p><b>Details:</b> 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.</p> <p>&gt;&gt; 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c</p> <p><b>Issued:</b> 04/08/2025 <b>Status:</b> MCCH</p>
	2	<p><b>Details:</b> It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</p> <p>&gt;&gt;&gt; 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1</p> <p><b>Issued:</b> 04/08/2025 <b>Status:</b> MCCH</p>

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 14, 2026 9:00 AM

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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, automotive parts, tires, garbage, trash or similar items on the property.

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

Issued: 04/08/2025

Status: MCCH
- 4

Details:

Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

>>> No parking / storing vehicles on the grass.

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

Issued: 04/08/2025

Status: MCCH
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Details:

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

>> 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.

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

Issued: 04/08/2025

Status: MCCH

Agenda No.: 008

Complexity Level: 3

Status: Active

Respondent: Duarte, Saulo Reginaldo

CEO: Steve R Newell

22035 SW 58th Ave, Boca Raton, FL 33428-4529

Situs Address: 22035 SW 58th Ave, Boca Raton, FL 33428

Case No: C-2022-08090009

PCN: 00-42-47-30-06-022-0490

Zoned: RM

- Violations:

1

Details:

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

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

Issued: 08/18/2022

Status: MCCH

2

Details:

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

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

Issued: 08/18/2022

Status: MCCH

3

Details:

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

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

Issued: 08/18/2022

Status: MCCH

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. Specifically, an accessory structure has been erected or installed on the south-west side of house without a valid building permit.

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

Issued: 08/18/2022

Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 14, 2026 9:00 AM

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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. Specifically, a roof structure has been erected or installed on the back of the house without a valid building permit.

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

**Issued:** 08/18/2022

**Status:** MCCH
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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. Specifically, a shed has been erected or installed near the rear property line without a valid building permit.

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

**Issued:** 08/18/2022

**Status:** SMO
- 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. Specifically, a wood fence has been erected or installed without a valid building permit.

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

**Issued:** 08/18/2022

**Status:** MCCH

Agenda No.: 009

Complexity Level: 1

Status: Active

Respondent: CASA 140 LLC

CEO: John Gannotti

17624 127th Dr N, Jupiter, FL 33478

Situs Address: 140 Katrina Cir, West Palm Beach, FL

Case No: C-2023-01050020

PCN: 00-42-44-01-07-002-0270

Zoned: RH

- Violations:

1

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

Specifically: A large pigeon housing unit has been erected or installed without a valid building permit.

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

**Issued:** 01/05/2023

**Status:** MCCH

2

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

Specifically: A porch deck has been erected or installed without a valid building permit.

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

**Issued:** 01/05/2023

**Status:** MCCH

3

**Details:** Accumulations of waste, yard trash, or rubble and debris that may harbor vermin or poisonous snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease vectors shall be considered a nuisance.

Specifically: The accumulation of vegetative debris and yard trash that may harbor vermin or poisonous snakes which is a violation of this Section

**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (2)

**Issued:** 01/05/2023

**Status:** MCCH

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.

Specifically: A 4ft wire fence has been erected or installed without a valid building permit.

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

**Issued:** 01/05/2023

**Status:** MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 14, 2026 9:00 AM

cc: Casa 140 Llc

Agenda No.: 010

Respondent: PROGRESS RESIDENTIAL BORROWER 7 LLC

Situs Address: 7273 Burgess Dr, Lake Worth, FL

PCN: 00-42-45-08-02-000-0600

Violations:

Complexity Level: 1

1201 Hays St, Tallahassee, FL 32301

Case No: C-2025-02040003

Zoned: RTS

Status: Active

CEO: Maggie Bernal

1

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

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

Issued: 02/06/2025

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:

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

Issued: 02/06/2025

cc: Progress Residential Borrower 7 Llc

Progress Residential Borrower 7 Llc

Agenda No.: 011

Respondent: Robinson, James

Situs Address: 19555 Black Falcon Rd, Loxahatchee, FL

PCN: 00-40-43-21-01-000-2490

Violations:

Complexity Level: 1

19555 Black Falcon Rd, Loxahatchee, FL 33470-2520

Case No: C-2023-10030002

Zoned: AR

Status: Active

CEO: Darrin L Emmons

1

Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2017004297-0000 has become inactive or expired.

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

Issued: 10/03/2023

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, permit #B-2017004297-0000 is inactive.

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

Issued: 10/03/2023

Agenda No.: 012

Respondent: Ali, Mohammad

Situs Address: 11225 Hawk Holw, Lake Worth, FL

PCN: 00-41-44-35-01-000-0020

Violations:

Complexity Level: 1

11225 Hawk Holw, Wellington, FL 33449-8424

Case No: C-2023-12010009

Zoned: AR

Status: Active

CEO: Dennis A Hamburger

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, swimming pool removal has been done without a valid building permit.

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

Issued: 12/05/2023

2

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

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

Issued: 12/05/2023

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Page: 8 of 12

Print Date: 12/4/2025 04:38 PM



CODE COMPLIANCE  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
JANUARY 14, 2026 9:00 AM

- 3

**Details:** Whenever a structure is demolished, the slab foundation and other structural features of the demolished structure must be removed from the premises. More specifically, the swimming pool has been demolished

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

**Issued:** 12/05/2023 **Status:** MCCH
- 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 # E05013747 (Electrical) has become inactive or expired.

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

**Issued:** 12/05/2023 **Status:** MCCH
- 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 # B05021095 (Pool Residential) has become inactive or expired.

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

**Issued:** 12/05/2023 **Status:** MCCH
- 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 #B05019295 (Alterations Residential) has become inactive or expired.

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

**Issued:** 12/05/2023 **Status:** MCCH
- 7

**Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B05019292 (Addition-Residential) has become inactive or expired.

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

**Issued:** 12/05/2023 **Status:** MCCH

Agenda No.: 013

Respondent: Thomas, Gary

Situs Address: 15781 99th Ct N, West Palm Beach, FL

PCN: 00-41-42-18-00-000-3080

Complexity Level: -

Case No: C-2023-05050013

Status: Active

CEO: Jen L Batchelor

Zoned: AR

- Violations:

1

**Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically there are two Semi-Tractors parked on this residential property.

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

**Issued:** 05/08/2023 **Status:** CLS

2

**Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically there are items including large concrete pipes or drainage parts, truck parts, and other items and materials stored outdoors on the property.

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

**Issued:** 05/08/2023 **Status:** CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 14, 2026 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, a garage or shed structure has been erected or installed without a valid building permit.

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

Issued: 05/08/2023

Status: MCCH
- 4

Details:

All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fences and gates on this property are in disrepair.

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

Issued: 05/08/2023

Status: MCCH
- 5

Details:

Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.

Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)

Issued: 05/08/2023

Status: CLS
- 6

Details:

It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered 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. More specifically there is an inoperative vehicle parked on the property near the shed on the east side of the property.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 05/08/2023

Status: CLS
- 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, a shed in the rear yard has been erected or installed without a valid building permit.

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

Issued: 05/08/2023

Status: MCCH
- 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, fences and gates have been erected or installed without a valid building permit.

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

Issued: 05/08/2023

Status: MCCH

Agenda No.: 014

Complexity Level: -

Status: Active

Respondent: Hebert, Robert A

CEO: Steve R Newell

10157 Marlin Dr, Boca Raton, FL 33428-5423

Situs Address: 10157 Marlin Dr, Boca Raton, FL

Case No: C-2024-01120011

PCN: 00-41-47-25-02-000-0900

Zoned: AR

Violations:

- 1

Details:

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

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

Issued: 01/19/2024

Status: CLS
- 2

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: 01/19/2024

Status: CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 14, 2026 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. Specifically, a shed has been erected or installed without a valid building permit.

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

Issued: 01/19/2024

Status: CLS
- 4

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.

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

Issued: 01/19/2024

Status: CLS
- 5

Details:

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

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

Issued: 01/19/2024

Status: MCCH

Agenda No.:

015

Complexity Level:

1

Status:

Active

Respondent:

TOUSSAINT, JEAN J

CEO:

Nedssa Miranda

5845 N Haverhill Rd, West Palm Beach, FL 33407-1717

Situs Address:

5845 N Haverhill Rd, West Palm Beach, FL

Case No:

C-2023-08240021

PCN:

00-42-43-02-04-011-0182

Zoned:

RM

- Violations:

1

Details:

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

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

Issued: 08/29/2023

Status: MCCH

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, fence has been erected or installed without a valid building permit.

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

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

Issued: 08/29/2023

Status: MCCH

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, sheds/structures has been erected or installed without a valid building permit.

Obtain required building permits for the sheds/structures or remove the sheds/structures.

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

Issued: 08/29/2023

Status: MCCH

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, roofing/structure has been erected or installed without a valid building permit.

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

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

Issued: 08/29/2023

Status: MCCH

**CODE COMPLIANCE  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
JANUARY 14, 2026 9:00 AM**

- |                 |   |
|-----------------|---|
| <p><b>5</b></p> | <p><b>Details:</b> 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.</p> <p>Post the numerical address on the premises.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c)</p> <p><b>Issued:</b> 08/29/2023</p> |
|                 | <p><b>Status:</b> CLS</p>   |

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

**Status:** CLS**Status:** Active

**CEO:** Larry W Caraccio

4368 Sussex Ave, Lake Worth, FL 33461

**Case No:** C-2009-07100012

**Zoned:** RM**Status:** MCCH

- Status:** MCCH

- Status:**
- CLS

**Status:** Active

**CEO:** Nick N Navarro

5238 Palm Ridge Blvd, Delray Beach, FL

**Case No:** C-2023-03220041

**Zoned:** AR**Status:** MCCH

Navarro Lobo, Carlos A

**ADJOURNMENT:**

**"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. "**