



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

Special Magistrate: Renee Clark Contested

**Special Magistrate: William Toohey
Non-Contested**

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

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| Agenda No.: 001 | Complexity Level: 1 | Status: Active |
| Respondent: 4885 Arjaro 2021 Llc 1489 N Military Trl, Ste 214, West Palm Beach, FL 33409 | | CEO: Jen L Batchelor |
| Situs Address: 4837 Lake Arjaro Dr, West Palm Beach, FL | Case No: C-2025-04140005 | |
| PCN: 00-42-43-01-12-000-0010 | | Zoned: RM |
| Violations: | <p>2 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-034712-0000 Interior Improvement has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p>Issued: 04/18/2025 Status: CCH</p> <p>3 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2023-034712-0001 General Electrical has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p>Issued: 04/18/2025 Status: CCH</p> <p>4 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-034699-0000 Interior</p> | |

after the time the work is commenced. More specifically, permit # E-2023-034699-0000 Interior Improvement has become inactive or expired.

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

Issued: 04/18/2025 **Status:** CCH

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 # E-2023-034699-0001 General Electrical has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 04/18/2025 **Status:** CCH

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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 # P-2023-034699-0002 General Plumbing has become inactive or expired.

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

Issued: 04/18/2025

Status: CCH

7 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2023-034712-0000 / E-2023-034712-0001 /B-2023-034699-0000 / E-2023-034699-0001 / P-2023-034699-0002.

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

Issued: 04/18/2025

Status: CCH

cc: 4885 Arjaro 2021 Llc
4885 Arjaro 2021 Llc

Agenda No.: 002

Complexity Level: 1

Status: Active

Respondent: Alfaro, Leonidas

CEO: Jen L Batchelor

6684 Country Place Rd, Royal Palm Beach, FL 33411-2640

Situs Address: 4194 Hibiscus Cir, West Palm Beach, FL

Case No: C-2025-07160005

PCN: 00-42-43-13-01-003-0080

Zoned: RH

Violations:

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

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

Issued: 07/23/2025

Status: CCH

cc: Alfaro, Leonidas

Agenda No.: 003

Complexity Level: 1

Status: Active

Respondent: Judith Orcutt and Richard Freedman as co-Trustees of the Andrea Berelman Irrevocable Trust, Agreement dated November 29,2004

CEO: Jen L Batchelor

53 Canterbury C, West Palm Beach, FL 33417-1362

Situs Address: 53 Canterbury C, West Palm Beach, FL

Case No: C-2025-08270004

PCN: 00-42-43-23-31-003-0530

Zoned:

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, tarps at the rear patio.

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

Issued: 09/02/2025

Status: CLS

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

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

Issued: 09/02/2025

Status: SIT

Agenda No.: 004

Complexity Level: 1

Status: Removed

Respondent: NINFEA INC

CEO: Jen L Batchelor

1680 Michigan Ave, Ste 910, Miami, FL 33139-2550

Situs Address: 166 Easthampton G, West Palm Beach, FL

Case No: C-2025-09100036

PCN: 00-42-43-23-06-007-1660

Zoned: RH

Violations:

1 **Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. More specifically, A/C unit in bedroom in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)

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SPECIAL MAGISTRATE HEARING AGENDA
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Issued: 09/16/2025

Status: CLS

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| Agenda No.: 005 | Complexity Level: 1 | Status: Removed |
| Respondent: Bimbineck, Gloria E 4057 Arthurium Ave, Lantana, FL 33462-3431 | | CEO: Maggie Bernal |
| Situs Address: 4539 Vespasian Ct, Lake Worth, FL | Case No: C-2025-09160024 | |
| PCN: 00-42-45-01-01-000-0340 | | Zoned: RS |
| Violations: | | |
| 1 | Details: All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. Code: Palm Beach County Property Maintenance Code - Section 14-34 (b) Issued: 09/23/2025 | Status: CCH |
| 2 | 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. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 09/23/2025 | Status: CCH |
| 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 #B2023-004950 (window/door replacement impact-residential) has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 09/23/2025 | Status: CCH |

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| Agenda No.: 006 | Complexity Level: 1 | Status: Active |
| Respondent: Milssant, Williere 3907 Tuskegee Dr, Lake Worth, FL 33462-2121 | | CEO: Maggie Bernal |
| Situs Address: 3907 Tuskegee Dr, Lake Worth, FL | Case No: C-2025-07090001 | |
| PCN: 00-43-45-06-04-017-0060 | | Zoned: RM |
| Violations: | | |
| 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: Paved driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/09/2025 | Status: CCH |

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| Agenda No.: 007 | Complexity Level: 1 | Status: Removed |
| Respondent: Ott, Matthew 6481 Willoughby Cir, Lake Worth, FL 33463-9306 | | CEO: Maggie Bernal |
| Situs Address: 6481 Willoughby Cir, Lake Worth, FL | Case No: C-2025-07160022 | |
| PCN: 00-42-44-37-03-002-1540 | | Zoned: PUD |
| Violations: | | |
| 1 | Details: Access, Maintenance, and Roof Overhang Easement The Subdivision Plan, plat, and subsequent surveys submitted with an application for a Building Permit, shall indicate an Access, Maintenance, and Roof Overhang Easement along the ZLL for each ZLL lot for the purpose of allowing access for emergency purposes of exiting the home and for the maintenance of the portion of the home with a zero setback and to accommodate any overhang of the roof eave and gutter. Should a fence or wall traverse or be located within the easement, written permission from the POA will be required prior to the issuance of a permit by PBC. A gate for access and maintenance purposes will be required. Access for the owner of the lot abutting the easement and the easement beneficiaries shall be provided after advanced notification and during reasonable hours except for emergency purposes as provided for above. No construction, landscaping, mechanical equipment, fence, or wall shall prevent perpetual access to said easement by the owner of the lot abutting the easement or the easement beneficiaries. [Ord. 2013-001] [Ord. 2015-031] [Ord. 2020-020] 1) Easement Width This easement shall have a minimum width of two feet. Code: Unified Land Development Code - 3.D.2.B.3.e Unified Land Development Code - 3.D.2.B.3.e.1 | |

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JANUARY 14, 2026 9:00 AM

Issued: 07/30/2025

Status: CLS

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| Agenda No.: 008 | Complexity Level: 1 | Status: Postponed |
| Respondent: 15445 US 441 LLC | | CEO: Steve G Bisch |
| 17686 Circle Pond Ct, Boca Raton, FL 33496-1002 | | |
| Situs Address: 10069 La Reina Rd, Delray Beach, FL | | Case No: C-2025-05140021 |
| PCN: 00-42-43-27-05-067-0283 | | Zoned: AGR |

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| Violations: | 2 | Details: Parking shall be prohibited on all vacant properties. |
| | | Code: Unified Land Development Code - 6.D.1.A.1.c |
| | | Issued: 05/21/2025 |

Status: CCH

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| Agenda No.: 009 | Complexity Level: 1 | Status: Active |
| Respondent: Appelman, Richard S; Appelman, Vickie | | CEO: Steve G Bisch |
| 5076 Adams Rd, Delray Beach, FL 33484-8120 | | |
| Situs Address: 5076 Adams Rd, Delray Beach, FL | | Case No: C-2025-04300005 |
| PCN: 00-42-46-23-02-000-2950 | | Zoned: RS |

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| Violations: | 1 | Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. The garage on this parcel is in disrepair including not limited to Chipped and peeling paint. Broken, rotting and missing siding, Material hanging from the soffits, and the roof has worn, broken and missing shingles |
| | | Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) |
| | | Issued: 05/20/2025 |
| | 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: 05/20/2025 |
| | 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, it appears the garage door opening on the single family dwelling has been removed and replaced with a wall potentially creating indoor space without a valid building permit. |
| | | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 |
| | | Issued: 05/20/2025 |
| | | Status: REO |
| | 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, Fencing has been added at this property without required building permit. |
| | | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 |
| | | Issued: 05/20/2025 |
| | | Status: CCH |

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| Agenda No.: 010 | Complexity Level: 1 | Status: Active |
| Respondent: McCoy, Steven R | | CEO: Steve G Bisch |
| 5053 Oak Hill Rd, Delray Beach, FL 33484-1351 | | |
| Situs Address: 5053 Oak Hill Rd, Delray Beach, FL | | Case No: C-2025-07070025 |
| PCN: 00-42-46-11-03-000-2040 | | Zoned: AR |

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| 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. There appear to be one or more vehicles in an inoperable state with flat tires. |
| | | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) |
| | | Issued: 07/17/2025 |
| | | Status: SIT |

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| Agenda No.: 011 | Complexity Level: 1 | Status: Removed |
| Respondent: Noskow, Mayer H; Noskow, Aliza | | CEO: Steve G Bisch |
| 8305 Fishhawk Falls Ct, Boca Raton, FL 33496-5627 | | |
| Situs Address: 8305 Fishhawk Falls Ct, Boca Raton, FL | | Case No: C-2025-03110023 |

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

PCN: 00-42-46-32-10-000-6800

Zoned: AGR-PUD

Violations:

1 Details: Incompatible Uses

No construction shall be permitted within any easement where such construction is incompatible with the use for which the easement was established. If the terms of the easement, statute, law, ordinance, rule, regulation, or approval pursuant to which the easement was established prohibits or excludes the use, such use shall be considered incompatible. The burden shall be on the Applicant to demonstrate that the proposed construction is or will not become incompatible with the purpose for which the easement was established or impair the rights of the easement holders and beneficiaries. The determination of whether a use is incompatible with the purpose for which an easement was established shall be made by the appropriate regulating agency(s) in accordance with this Chapter.

More specifically, hedging has been planted, and Pool deck was extended across approximately 5-foot drainage easement as well as 2-foot overhang easement on the west side of the parcel.

Code: Unified Land Development Code - 5.E.2.A.3

Issued: 03/13/2025

Status: CLS

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, pool deck has been extended beyond the area approved in permit B-2022-043813-0000 Pool Residential - In-Ground without a valid building permit.

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

Issued: 03/13/2025

Status: CLS

Agenda No.: 012

Complexity Level: 1

Status: Active

Respondent: Salazar, Dionisia J Lopez

9130 W Atlantic Ave, Delray Beach, FL 33446-9722

CEO: Steve G Bisch

Situs Address: 9130 Atlantic Ave, Delray Beach, FL

Case No: C-2025-04030011

PCN: 00-42-46-19-02-006-0010

Zoned: AGR

Violations:

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

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

Observation: There are multiple commercial vehicles, boats trailers being stored on this parcel that is zoned as a single family residence.

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

Issued: 04/15/2025

Status: CLS

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 large canopy structure 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: SIT

3 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. There appear to be multiple commercial vehicles parking on this parcel.

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

Issued: 04/15/2025

Status: CLS

Agenda No.: 013

Complexity Level: 1

Status: Active

Respondent: ORTIZ, SASHA; PAYNE, JONATHAN

7482 Kingsley Ct, Lake Worth, FL 33467-7324

CEO: Richard F Cataldo

Situs Address: 8294 Pinion Dr, Lake Worth Beach, FL

Case No: C-2025-08290022

PCN: 00-42-44-19-01-018-0060

Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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| Violations: | 1 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 08/29/2025 Status: CCH |
| | 2 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, more than 20 cubic yards has been added to the property and requires a Site Development Permit. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 08/29/2025 Status: CCH |

cc: Jonathan Payne & Sasha Ortiz

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| Agenda No.: 014 | Complexity Level: 1 | Status: Removed |
| Respondent: BONILLA, ALEXANDER 5606 Lake Osborne Dr, Lake Worth Beach, FL 33461-6146 | | CEO: Frank A Davis |
| Situs Address: 4919 Dolphin Dr, Lake Worth, FL | Case No: C-2025-02260018 | |
| PCN: 00-42-45-12-01-001-1040 | | Zoned: AR |
| Violations: | 2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' White Fence/ Gate has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/03/2025 Status: CLS | |

cc: Bonilla, Alexander

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| Agenda No.: 015 | Complexity Level: - | Status: Removed |
| Respondent: FERNANDEZ, DUNIA 1215 Canyon Way, Wellington, FL 33414-3141 | | CEO: Frank A Davis |
| Situs Address: 775 Chase Rd, West Palm Beach, FL | Case No: C-2025-08180008 | |
| PCN: 00-42-44-02-01-000-0740 | 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, Prefab Detached Building has been erected or installed without a valid building permit. | |

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|---|--|--------------------|
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/03/2025 | Status: CLS |
| 4 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Alteration Adding Additional Units (Front Structure) has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/03/2025 | 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. More specifically, Adding Multiple Units (Rear Structure) has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/03/2025 | Status: CLS |

cc: Fernandez, Dunia

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| Agenda No.: 016 | Complexity Level: 1 | Status: Active |
| Respondent: GENESTE, BELONY 443 Owosso Rd, Lake Worth, FL 33462-2274 | | CEO: Joanna Mirodias |
| Situs Address: 443 Owosso Rd, Lake Worth, FL | | Case No: C-2025-06250011 |
| PCN: 00-43-45-06-03-010-0080 | | Zoned: RM |
| Violations: | 1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Structure has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/25/2025 | Status: SIT |

| | | |
|---|---|---------------------------------|
| Agenda No.: 017 | Complexity Level: 1 | Status: Active |
| Respondent: LECHAN, LAURENCE B; LECHAN, HARRY M PO BOX 1971, Fall River, MA 02722 | | CEO: Joanna Mirodias |
| Situs Address: 3851 Black Forest Cir, Boynton Beach, FL | | Case No: C-2025-06060015 |
| PCN: 00-43-45-19-09-004-0340 | | 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, 6' Wood Fence w/ Gates has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/11/2025 | Status: CCH |
| | 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, 6' White Gate/ Fence has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/11/2025 | Status: CCH |

cc: Lechan, Harry M
Lechan, Laurence B

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|--|----------------------------|---------------------------|
| Agenda No.: 018 | Complexity Level: 1 | Status: Removed |
| Respondent: PHILLIPS, CASIE NICOLE 3646 Oberon Ave, Boynton Beach, FL 33436-3412 | | CEO: Frank A Davis |

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

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|---|---|---|--|--|--|---------------------------|--|--------------------|--|
| Situs Address: 3646 Oberon Ave, Boynton Beach, FL | Case No: C-2025-08140005 | | | | | | | | |
| PCN: 00-43-45-19-04-012-0110 | Zoned: RS | | | | | | | | |
| Violations: <table border="1" style="width: 100%;"> <tr> <td style="width: 10%;"> 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: 08/14/2025</td> </tr> <tr> <td></td> <td>Status: CLS</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: 08/14/2025 | | Status: CLS | |
| 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: 08/14/2025 | | | | | | | | |
| | Status: CLS | | | | | | | | |

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|---|---|---|--|--|--|---------------------------|--|--------------------|----------|---|--|--|--|---------------------------|--|--------------------|--|
| Agenda No.: 019 | Complexity Level: 1 | Status: Removed | | | | | | | | | | | | | | | |
| Respondent: BBLACK CORP | | CEO: Darrin L Emmons | | | | | | | | | | | | | | | |
| 10487 W Tara Blvd, Boynton Beach, FL 33426 | | | | | | | | | | | | | | | | | |
| Situs Address: 10487 W Tara Blvd, Boynton Beach, FL | Case No: C-2025-07140019 | | | | | | | | | | | | | | | | |
| PCN: 00-42-45-27-01-000-0070 | Zoned: RE | | | | | | | | | | | | | | | | |
| Violations: <table border="1" style="width: 100%;"> <tr> <td style="width: 10%;"> 1 </td><td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, there are dead trees/plants at the entrance to this property.</td></tr> <tr> <td></td><td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td></tr> <tr> <td></td><td>Issued: 07/24/2025</td></tr> <tr> <td></td><td>Status: CLS</td></tr> <tr> <td style="width: 10%;"> 2 </td><td>Details: One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. More specifically, no address numbers were seen on the mailbox or front of the residence from the roadway.</td></tr> <tr> <td></td><td>Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)</td></tr> <tr> <td></td><td>Issued: 07/24/2025</td></tr> <tr> <td></td><td>Status: CLS</td></tr> </table> | 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, there are dead trees/plants at the entrance to this property. | | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) | | Issued: 07/24/2025 | | 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. More specifically, no address numbers were seen on the mailbox or front of the residence from the roadway. | | Code: Palm Beach County Property Maintenance Code - Section 14-33 (c) | | Issued: 07/24/2025 | | Status: CLS | |
| 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, there are dead trees/plants at the entrance to this property. | | | | | | | | | | | | | | | | |
| | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) | | | | | | | | | | | | | | | | |
| | Issued: 07/24/2025 | | | | | | | | | | | | | | | | |
| | 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. More specifically, no address numbers were seen on the mailbox or front of the residence from the roadway. | | | | | | | | | | | | | | | | |
| | Code: Palm Beach County Property Maintenance Code - Section 14-33 (c) | | | | | | | | | | | | | | | | |
| | Issued: 07/24/2025 | | | | | | | | | | | | | | | | |
| | Status: CLS | | | | | | | | | | | | | | | | |

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| Agenda No.: 020 | Complexity Level: 1 | Status: Removed | | | | | | | | |
| Respondent: Gioiosa, Roberto; Gioiosa, Melissa | | CEO: Darrin L Emmons | | | | | | | | |
| 6746 O Hara Ave, Boynton Beach, FL 33437-3522 | | | | | | | | | | |
| Situs Address: 6746 O Hara Ave, Boynton Beach, FL | Case No: C-2025-09080012 | | | | | | | | | |
| PCN: 00-42-45-27-01-000-0100 | Zoned: RE | | | | | | | | | |
| Violations: <table border="1" style="width: 100%;"> <tr> <td style="width: 10%;"> 1 </td><td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, there is a dead tree with the roots sticking out of the ground and other dead vegetation on this residential property.</td></tr> <tr> <td></td><td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td></tr> <tr> <td></td><td>Issued: 09/08/2025</td></tr> <tr> <td></td><td>Status: CLS</td></tr> </table> | 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, there is a dead tree with the roots sticking out of the ground and other dead vegetation on this residential property. | | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) | | Issued: 09/08/2025 | | Status: CLS | | |
| 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, there is a dead tree with the roots sticking out of the ground and other dead vegetation on this residential property. | | | | | | | | | |
| | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) | | | | | | | | | |
| | Issued: 09/08/2025 | | | | | | | | | |
| | Status: CLS | | | | | | | | | |

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|--|--|--|--|--|--|---------------------------|--|--------------------|----------|---|--|--|--|---------------------------|--|--------------------|--|--|
| Agenda No.: 021 | Complexity Level: 1 | Status: Active | | | | | | | | | | | | | | | | |
| Respondent: Medard, Marie F | | CEO: Darrin L Emmons | | | | | | | | | | | | | | | | |
| 14542 Shadow Wood Ln, Delray Beach, FL 33484-3642 | | | | | | | | | | | | | | | | | | |
| Situs Address: 14542 Shadow Wood Ln, Delray Beach, FL | Case No: C-2025-07160030 | | | | | | | | | | | | | | | | | |
| PCN: 00-42-46-15-12-005-0420 | Zoned: RH | | | | | | | | | | | | | | | | | |
| Violations: <table border="1" style="width: 100%;"> <tr> <td style="width: 10%;"> 1 </td><td>Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, the exterior lights near the garage are in disrepair missing the fixtures and the wires are exposed and not capped.</td></tr> <tr> <td></td><td>Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)</td></tr> <tr> <td></td><td>Issued: 07/16/2025</td></tr> <tr> <td></td><td>Status: SIT</td></tr> <tr> <td style="width: 10%;"> 3 </td><td>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 exterior of house has rust marks on the paint.</td></tr> <tr> <td></td><td>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)</td></tr> <tr> <td></td><td>Issued: 07/16/2025</td></tr> <tr> <td></td><td>Status: SIT</td></tr> </table> | 1 | Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, the exterior lights near the garage are in disrepair missing the fixtures and the wires are exposed and not capped. | | Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) | | Issued: 07/16/2025 | | Status: SIT | 3 | 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 exterior of house has rust marks on the paint. | | Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) | | Issued: 07/16/2025 | | Status: SIT | | |
| 1 | Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, the exterior lights near the garage are in disrepair missing the fixtures and the wires are exposed and not capped. | | | | | | | | | | | | | | | | | |
| | Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) | | | | | | | | | | | | | | | | | |
| | Issued: 07/16/2025 | | | | | | | | | | | | | | | | | |
| | Status: SIT | | | | | | | | | | | | | | | | | |
| 3 | 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 exterior of house has rust marks on the paint. | | | | | | | | | | | | | | | | | |
| | Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) | | | | | | | | | | | | | | | | | |
| | Issued: 07/16/2025 | | | | | | | | | | | | | | | | | |
| | Status: SIT | | | | | | | | | | | | | | | | | |

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| Agenda No.: 022 | Complexity Level: 1 | Status: Removed |
| Respondent: Phillips, Bruce G | | CEO: Darrin L Emmons |
| 17593 Lake Park Rd, Boca Raton, FL 33487-1114 | | |
| Situs Address: 17593 Lake Park Rd, Boca Raton, FL | Case No: C-2025-08060015 | |

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

PCN: 00-42-46-36-07-035-0050

Zoned: RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, there is a large pile of dead vegetation in the swale at this residential property. There is a stack of bricks, a ladder, trash can containers and other plastic containers next to the house and visible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/06/2025 **Status:** CLS

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: 08/06/2025 **Status:** CLS

Agenda No.: 023

Complexity Level: 1

Status: Active

Respondent: Toledo, Nahum; Toledo, Sofia A

CEO: Darrin L Emmons

4730 Frances Dr, Delray Beach, FL 33445-3259

Situs Address: 4730 Frances Dr, Delray Beach, FL

Case No: C-2025-07290003

PCN: 00-42-46-13-06-004-0130

Zoned: RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, there were several vehicles parked on the grass at this residential property.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 07/29/2025 **Status:** SIT

Agenda No.: 024

Complexity Level: 1

Status: Active

Respondent: Del Carmen Lacombe, Maria

CEO: Jose Feliciano

1402 Summerwinds Ln, Jupiter, FL 33458-7070

Situs Address: 3943 Hernden Dr, Lake Worth, FL

Case No: C-2025-09230011

PCN: 00-43-44-30-08-000-0220

Zoned: RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure (shed) has been erected or installed without a valid building permit at east yard area of property.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/23/2025 **Status:** CCH

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, window accordion hurricane shutters have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/23/2025 **Status:** CCH

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

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

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

Unified Land Development Code - 6.D.1.A.3.b

Issued: 09/23/2025

Status: CLS

Agenda No.: 025

Complexity Level: -

Status: Active

Respondent: Fiore, David

CEO: Jose Feliciano

704 S Military Trl, West Palm Beach, FL 33415-3904

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

Situs Address: 704 S Military Trl, West Palm Beach, FL
PCN: 00-42-44-01-05-000-0920

Case No: C-2025-08060012
Zoned: UI

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| Violations: | <p>1 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More Specifically; existing vegetation, weeds are severely overgrown and not being maintained.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 08/11/2025 Status: CCH</p> <p>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.</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: Mobile Food Vendor parked at property without required Zoning review and approval.</p> <p>Code: Unified Land Development Code - 1.A.2 Issued: 08/11/2025 Status: CCH</p> <p>3 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/11/2025 Status: CCH</p> <p>4 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: Property being used to park and or store mobile food vending vehicles and trailers.</p> <p>Code: Unified Land Development Code - 1.A.2 Issued: 08/11/2025 Status: CCH</p> |
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| Agenda No.: 026 | Complexity Level: - | Status: Removed |
| Respondent: Hunter, Bobby L | | CEO: Jose Feliciano |
| 60 Crane Ln, West Palm Beach, FL 33415-3110 | | |
| Situs Address: 60 Crane Ln, West Palm Beach, FL | Case No: C-2025-09100006 | |
| PCN: 00-42-44-01-08-004-0110 | Zoned: RH | |
| Violations: | <p>1 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically; parking motor vehicles on grass areas of property is prohibited by this code section.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 09/18/2025 Status: CLS</p> <p>2 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically; utility trailer is improperly parked at property front.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 09/18/2025 Status: CLS</p> <p>3 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically, grass and weeds are overgrown throughout areas of property front yard areas.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 09/18/2025 Status: CLS</p> <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> | |

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

Issued: 09/18/2025

Status: CLS

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

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

Issued: 09/18/2025

Status: CLS

Agenda No.: 027

Complexity Level: -

Status: Active

Respondent: Rivera, Benigno; Maisonet, Jezabel; Iglesia Casa de
Oracion Inc

102 Natures Way, Royal Palm Beach, FL 33411-7807

CEO: Jose Feliciano

Situs Address: 4327 Hernden Dr, Lake Worth, FL

Case No: C-2025-08010008

PCN: 00-43-44-30-08-000-0140

Zoned: RM

Violations:

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

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

Issued: 08/04/2025

Status: CCH

2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, parking on landscape (grass) areas of property is prohibited by this code section.

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

Issued: 08/04/2025

Status: CCH

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

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

Issued: 08/04/2025

Status: CCH

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

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

Observation: Single family residence being used as a place of assembly, worship and recovery without the required Zoning reviews and approvals. This includes special event tents canopies and bounce houses with associated multi-vehicle parking on unapproved parking (grass) surfaces of property.

CCO FILLS IN: Obtain the required Zoning reviews and approvals for the change in use of this single-family dwelling to operate as a place of assembly, worship and recovery that includes special event gatherings, assemblies and multi-vehicle parking of motor vehicles at this residential property located in a residential zoning district.

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

Issued: 08/04/2025

Status: CCH

Agenda No.: 028

Complexity Level: -

Status: Active

Respondent: Castellon, Santos A; Castellon, Anabel

5888 Judd Falls Rd W, Greenacres, FL 33463-1520

CEO: Caroline Foulke

Situs Address: 5888 Judd Falls Rd W, Lake Worth, FL

Case No: C-2025-07280016

PCN: 00-42-44-34-32-000-2230

Zoned: RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 14, 2026 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, paverbrick driveway parking area has been erected or installed without a valid building permit.

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

Issued: 07/28/2025

Status: CCH

cc: Code Compliance

Agenda No.: 029

Complexity Level: -

Status: Removed

Respondent: Castillo, Frank; Tobon, Isabel C

CEO: Caroline Foulke

4719 Cambridge St, Lake Worth, FL 33463-2267

Situs Address: 4719 Cambridge St, Lake Worth, FL

Case No: C-2025-06270002

PCN: 00-42-44-24-10-000-3810

Zoned: RM

Violations: 1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.

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

Issued: 06/27/2025

Status: CLS

cc: Code Compliance

Agenda No.: 030

Complexity Level: 2

Status: Active

Respondent: Civil, Mark A; Civil, Julianne A

CEO: Caroline Foulke

4743 Kelmar Dr, West Palm Beach, FL 33415-4648

Situs Address: 4743 Kelmar Dr, West Palm Beach, FL

Case No: C-2025-09040012

PCN: 00-42-44-12-00-000-3100

Zoned: RM

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

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

Issued: 09/08/2025

Status: CCH

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: 09/08/2025

Status: CCH

3 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises.

Code: Unified Land Development Code - 5.B.1.A.3.a

Issued: 09/08/2025

Status: CCH

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

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

Issued: 09/08/2025

Status: CCH

5 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:

- 1) vehicle is registered or licensed;
- 2) used by a resident of the premises;
- 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
- 4) height does not exceed nine feet, including any load, bed, or box; and,
- 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]

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

Issued: 09/08/2025

Status: CCH

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6 **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: 09/08/2025

Status: CCH

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

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

Issued: 09/08/2025

Status: CCH

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

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

More Specifically: Observed storage and auto repair of unlicensed, inoperable vehicles on the property and on the street and right of way.

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

Issued: 09/08/2025

Status: CCH

Agenda No.: 031

Complexity Level: -

Status: Active

Respondent: Hovnanian, Sirwart

90 Matawan Rd, Fl 500, Matawan, NJ 07747-2624

CEO: Caroline Foulke

Situs Address: 7290 Covered Bridge Blvd, Lake Worth, FL

Case No: C-2025-08110020

PCN: 00-42-44-21-05-000-0030

Zoned: RH

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2023-054914-0000 HVAC has become inactive or expired.

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

Issued: 08/13/2025

Status: CCH

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2023-000934-000 Electrical has become inactive or expired.

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

Issued: 08/13/2025

Status: CCH

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 # B-1991-030640-0000 Landscape wall has become inactive or expired.

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

Issued: 08/13/2025

Status: CCH

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 # M-1988-008701-0000 Electrical has become inactive or expired.

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

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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| | Issued: 08/13/2025 | Status: CCH |
| 5 | Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, M-2023-054914-0000 HVAC . Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11 | |
| | Issued: 08/13/2025 | Status: CCH |
| 6 | Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, E-2023-000934-0000 Electrical. Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11 | |
| | Issued: 08/13/2025 | Status: CCH |
| 7 | Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-1991-030640-0000 Landscape Wall . Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11 | |
| | Issued: 08/13/2025 | Status: CCH |
| 8 | Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, M-1988-008701-0000 Electrical . Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11 | |
| | Issued: 08/13/2025 | Status: CCH |

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| Agenda No.: 032 | Complexity Level: - | Status: Active |
| Respondent: Joseph, Harry 6141 Westfall Rd, Lake Worth, FL 33463-5826 | | CEO: Caroline Foulke |
| Situs Address: 6141 Westfall Rd, Lake Worth, FL | | Case No: C-2025-06110016 |
| PCN: 00-42-44-34-15-000-1660 | | Zoned: RS |
| Violations: | <p>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, vinyl fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/11/2025 Status: CLS</p> <p>2 Details: The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height. Code: Unified Land Development Code - 5.B.1.A.2.b.1) Issued: 06/11/2025 Status: CCH</p> <p>3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver brick driveway/parking area has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/11/2025 Status: CCH</p> | |

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| Agenda No.: 033 | Complexity Level: - | Status: Removed |
| Respondent: Regis, Nelly; Regis, Johnny W 4192 Fern St, Lake Worth Beach, FL 33461-2776 | | CEO: Caroline Foulke |
| Situs Address: 4192 Fern St, Lake Worth, FL | | Case No: C-2025-08250025 |
| PCN: 00-42-44-24-18-000-0380 | | Zoned: RM |
| Violations: | <p>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: 09/09/2025 Status: CLS</p> | |

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| Agenda No.: 034 | Complexity Level: 1 | Status: Removed |
| Respondent: CONRAD, TAMMI; TEDESCO, AMY 1085 Alto Rd, Lake Worth, FL 33462-5901 | | CEO: Kareem B Graham |
| Situs Address: 1085 Alto Rd, Lake Worth, FL | | Case No: C-2025-06270022 |
| PCN: 00-43-45-09-09-000-3310 | | Zoned: RM |

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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| Violations: | 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: 07/01/2025 | Status: CLS |
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| Agenda No.: 035 | Complexity Level: 1 | Status: Active |
| Respondent: DAGATA, MARILYN 855 NW 8th Ave, Boynton Beach, FL 33426-2951 | | CEO: Kareem B Graham |
| Situs Address: 1308 Hypoluxo Rd, Lake Worth, FL | | Case No: C-2025-08150001 |
| PCN: 00-43-45-09-11-015-0090 | | Zoned: CG |
| Violations: | 2 Details: All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. More specifically, the Wall Sign attached to the North Side of the building. Code: Unified Land Development Code - 8.E Issued: 08/15/2025 | Status: CCH |
| | 3 Details: Every sign for which a building permit is required shall be plainly marked with the corresponding permit number issued for the sign. The permit number shall be marked on permanent material with a contrasting color in numbers at least one inch in height. Tags shall be displayed on signs or at the base of the structure in a visible location. Tags for freestanding signs must be located on the structure between one and three feet above grade. The absence of the required tag shall be evidence that the sign is in violation of this Article. Code: Unified Land Development Code - 8.E.2 (A)(B)(C) Issued: 08/15/2025 | Status: CCH |

cc: Occupant

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| Agenda No.: 036 | Complexity Level: 1 | Status: Removed |
| Respondent: L4 PALM BEACH LLC 1200 S Pine Island Rd, Plantation, FL 33324 United States | | CEO: Kareem B Graham |
| Situs Address: 7035 Seacrest Blvd, Lake Worth, FL | | Case No: C-2025-07170022 |
| PCN: 00-43-45-09-23-000-0032 | | Zoned: CG |
| Violations: | 7 Details: Every sign for which a building permit is required shall be plainly marked with the corresponding permit number issued for the sign. The permit number shall be marked on permanent material with a contrasting color in numbers at least one inch in height. Tags shall be displayed on signs or at the base of the structure in a visible location. Tags for freestanding signs must be located on the structure between one and three feet above grade. The absence of the required tag shall be evidence that the sign is in violation of this Article. Code: Unified Land Development Code - 8.E.2 (A)(B)(C) Issued: 07/29/2025 | Status: CLS |

cc: L4 Palm Beach Llc
L4 Palm Beach Llc
L4 Palm Beach Llc

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| Agenda No.: 037 | Complexity Level: 1 | Status: Removed |
| Respondent: SAINT FLEUR, JACQUES 5359 Grand Banks Blvd, Lake Worth, FL 33463-5952 | | CEO: Kareem B Graham |
| Situs Address: 7936 Griswold St, Lake Worth, FL | | Case No: C-2025-09080022 |
| PCN: 00-43-45-10-07-000-0560 | | Zoned: RM |
| Violations: | 1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Accessory Dwelling in the Rear has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/10/2025 | Status: CCH |

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2 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, the Accessory Dwelling in the Rear has no permit history and is being rented out as a 2/1 residence.

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

Issued: 09/10/2025

Status: CLS

cc: Saint Fleur, Jacques

Agenda No.: 038

Complexity Level: 1

Status: Active

Respondent: Mildredre Pierre-Lys; and Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Celine Joachim and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (399 SEMINOLE AVE LAKE WORTH FL 33462; Parcel Control Number: 00-43-45-06-03-010-0100) 399 Seminole Ave, Lake Worth, FL 33462-2252

Situs Address: 399 Seminole Dr, Lake Worth, FL

Case No: C-2025-06200007

PCN: 00-43-45-06-03-010-0100

Zoned: RM

Violations:

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

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

Issued: 06/20/2025

Status: CCH

Agenda No.: 039

Complexity Level: 1

Status: Removed

Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSOCIATION INC.

301 Yamato Rd, Ste 2199, Boca Raton, FL 33431

Situs Address: 6575 S Oriole Blvd, Delray Beach, FL

Case No: C-2025-06270018

PCN: 00-42-46-15-16-001-0000

Zoned: RH

Violations:

1 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

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

Issued: 07/14/2025

Status: CLS

cc: Deauville Village Condominium Assn Inc

Agenda No.: 040

Complexity Level: 1

Status: Active

Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSOCIATION INC.

301 Yamato Rd, Ste 2199, Boca Raton, FL 33431

Situs Address: 6575 S Oriole Blvd, Delray Beach, FL

Case No: C-2025-08180005

PCN: 00-42-46-15-16-001-0000

Zoned: RH

Violations:

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

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

Issued: 08/19/2025

Status: CCH

cc: Lopez, Anthony

Agenda No.: 041

Complexity Level: -

Status: Active

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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Respondent: Chunmei (Karen) Xiao, as Trustee of Hshiao Family Living Trust, dated December 3, 2015
5570 W Flamingo Rd, Ste 100, Las Vegas, NV 89103-2340

Situs Address: 9296 166th Way N, Jupiter, FL
PCN: 00-42-41-07-00-000-1210

CEO: Jamie G Illicete
Case No: C-2025-10100002
Zoned: AR

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| Violations: | <p>1 Details: Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. Objectionable Odors: No person shall cause, suffer, allow, or commit the discharge of air pollutants which contribute to an objectionable odor.</p> <p>More specifically, septic tank and/or septic drain field is in disrepair, causing objectionable odors to emit from septic system, creating a nuisance to the adjacent neighbor.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2) Unified Land Development Code - 5.E.4.D.4.</p> <p>Issued: 10/17/2025 Status: CCH</p> |
| | <p>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, open/outdoor storage of building material, furniture, buckets, construction debris, tires, garbage, trash or similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/17/2025 Status: CLS</p> |
| | <p>3 Details: Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. 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. More specifically, septic tank and/or drain field is in disrepair is overflowing and not functioning properly.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (a) Palm Beach County Property Maintenance Code - Section 14-45 (e) (2) Issued: 10/17/2025 Status: CCH</p> |

Agenda No.: 042

Complexity Level: 1

Status: Removed

Respondent: Hypoluxo Square LLC

430 S Dixie Hwy, Ste A, Lake Worth, FL 33460

CEO: Jill L Lovett

Situs Address: 4595 Hypoluxo Rd, Lake Worth, FL

Case No: C-2025-10160001

PCN: 00-42-45-01-00-000-7010

Zoned: CG

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| Violations: | <p>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. Including but not limited to the tires near the dumpsters, miscellaneous items behind the building, and debris in the grass behind the building.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/16/2025 Status: CLS</p> |
| | <p>2 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. More specifically but not limited to, the dumpsters behind the property not having closing lids or way to close the dumpster.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (c) (1) Issued: 10/16/2025 Status: CLS</p> |
| | <p>3 Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. More specifically but not limited to, the dumpsters behind the business in the right-of-way and not in any kind of enclosure.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 10/16/2025 Status: CLS</p> |
| | <p>4 Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Specifically but not limited to the multiple feather signs in front of the businesses and the smaller feather sign for the smoke shop behind the businesses.</p> <p>Code: Unified Land Development Code - 8.C.1 Issued: 10/16/2025 Status: CLS</p> |
| | <p>5 Details: Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. Specifically but not limited to the "A-frame" signs in front of the businesses in the grass/vegetation.</p> <p>Code: Unified Land Development Code - 8.C.4</p> |

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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| Violations: | 1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. | |
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| | 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, the property is being used as a contractor storage yard. | |
| | Code: Unified Land Development Code - 1.A.2 | |
| | Issued: 08/20/2025 | Status: CCH |
| 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, the open storage of multiple items on the property. | |
| | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) | |
| | Issued: 08/20/2025 | Status: CCH |
| 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 shed has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | |
| | Issued: 08/20/2025 | Status: CCH |
| 4 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. | |
| | More specifically, the metal container has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | |
| | Issued: 08/20/2025 | Status: CCH |
| 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, roof made of log wood has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | |
| | Issued: 08/20/2025 | Status: CCH |
| 6 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. | |
| | More specifically, the galvanize roof sheltering the fuel tank has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | |
| | Issued: 08/20/2025 | Status: CCH |
| 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, fuel tank has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | |
| | Issued: 08/20/2025 | Status: CCH |

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

| | | |
|---|---|---------------------------------|
| Agenda No.: 046 | Complexity Level: - | Status: Active |
| Respondent: Schultz, Robert W; Schultz, Yvonne C 19604 King Fisher Ln, Loxahatchee, FL 33470-2539 | | CEO: Timothy M Madu |
| Situs Address: 19604 King Fisher Ln, Loxahatchee, FL | | Case No: C-2025-09090005 |
| PCN: 00-40-43-21-01-000-2190 | | Zoned: AR |
| Violations: | <p>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.</p> <p>More specifically, the fence that was replaced (Approximately 400 feet) was done without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 09/11/2025 Status: CCH</p> | |

| | | |
|---|--|---------------------------------|
| Agenda No.: 047 | Complexity Level: 1 | Status: Active |
| Respondent: ALFARO, LEONIDAS 6684 Country Place Rd, Royal Palm Beach, FL 33411-2640 | | CEO: Nedssa Miranda |
| Situs Address: 666 Chase Rd, West Palm Beach, FL | | Case No: C-2025-09100003 |
| PCN: 00-42-44-02-01-000-1000 | | Zoned: RS |
| Violations: | <p>1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:</p> <ul style="list-style-type: none">1) vehicle is registered or licensed;2) used by a resident of the premises;3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]4) height does not exceed nine feet, including any load, bed, or box; and,5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] <p>Discontinue parking any vehicles exceeding 12,500 pounds (GVWR), or exceeding nine feet in height, or exceeding 26 feet in length. For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</p> <p>Code: Unified Land Development Code - 6.D.1.A.2.a</p> <p>Issued: 09/16/2025 Status: CLS</p> <p>2 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p>Obtain a Permit for the Site Development and Fill.</p> <p>Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1</p> <p>Issued: 09/16/2025 Status: CLS</p> <p>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, GRAVEL/DRIVEWAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the GRAVEL/DRIVEWAY or remove the GRAVEL/DRIVEWAY.</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: 09/16/2025 Status: CLS</p> | |

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

4 **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 GRAVEL AND FENCE or obtain a Right-of-way permit from the Land Development Division. More specifically, Rock or gravel and fence placed in the County Road right of way without approval from Land development.

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 09/16/2025 **Status:** CLS

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including not limited to trash, tree branches and all items storage on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/16/2025 **Status:** CLS

6 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

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

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 09/16/2025 **Status:** CLS

7 **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 pad line of the lot on any side of the lot adjacent to a developed lot.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height within the first 25 feet adjacent to a developed lot.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/16/2025 **Status:** CLS

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/16/2025 **Status:** SIT

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

Repair/maintain all accessory structures in disrepair. MORE SPECIFICALLY FENCE DISREPAIR

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/16/2025 **Status:** CLS

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

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, 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: 09/16/2025

Status: SIT

Agenda No.: 048

Complexity Level: 1

Status: Active

Respondent: FUNEZ CORRALES, JENNY C; RODRIGUEZ MEJIA, J; CEO: Nedssa Miranda
ELISEO

756 Belmont Dr, West Palm Beach, FL 33415-3602

Situs Address: 756 Belmont Dr, West Palm Beach, FL

Case No: C-2025-06300028

PCN: 00-42-44-02-03-000-0490

Zoned: RS

Violations:

1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.

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.

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

Issued: 07/09/2025

Status: CLS

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

Obtain required building permits for the membrane covered/ structure or remove the membrane covered/ 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: 07/09/2025

Status: SIT

Agenda No.: 049

Complexity Level: 1

Status: Active

Respondent: GONZALEZ, CARLOS MIGUEL
147 Plumage Ln, West Palm Bch, FL 33415-2665

CEO: Nedssa Miranda

Situs Address: 156 W Trail Dr, FL

Case No: C-2025-08080019

PCN: 00-42-43-35-16-000-0170

Zoned: RM

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

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| Violations: | <p>1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>This property has approval for a MULTI-Family Dwelling within the AR/RSA Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your residential VACANT property. Use of the vacant lot for storage is not permitted. You are instructed to cease all storage activities on the property immediately.</p> <p>The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</p> <p>Code: Unified Land Development Code - 1.A.2</p> <p>Issued: 08/08/2025 Status: SIT</p> <p>2 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)</p> <p>Issued: 08/08/2025 Status: CLS</p> <p>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, CONCRETE DRIVEWAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the CONCRETE DRIVEWAY or remove the CONCRETE DRIVEWAY.</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: 08/08/2025 Status: SIT</p> <p>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.</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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 08/08/2025 Status: SIT</p> |
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Agenda No.: 050

Complexity Level: 1

Status: Active

Respondent: HIPPOCRATES HEALTH INSTITUTE OF FL INC
303 EVERNIA St, Fl 3RD, West Palm Beach, FL 33401 Un
States

CEO: Nedssa Miranda

Situs Address: 1480 Hippocrates Way, Building AA, West Palm Beach, FL **Case No:** C-2025-01020012
PCN: 00-42-43-28-52-001-0010 **Zoned:** AR

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

| Violations: | |
|--------------------|---|
| | <p>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, SEVERAL SHEDS/STRUCTURES has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the shed/structure or remove the SEVERAL SHEDS/STRUCTURES.</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: 01/16/2025 Status: SIT</p> |
| | <p>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, several membranes covered CANOPY/STRUCTURES has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the several membranes covered CANOPY/STRUCTURES or remove the several membrane covered/structures.</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: 01/16/2025 Status: SIT</p> |
| | <p>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 PVC has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the FENCE PVC or remove the FENCE PVC.</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>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Obtain a Certificate of Completion for permit FENCE PVC</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 01/16/2025 Status: SIT</p> |
| | <p>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, SHIPPING CONTAINERS has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the SHIPPING CONTAINERS or remove the SHIPPING CONTAINERS.</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: 01/16/2025 Status: SIT</p> |

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

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

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

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

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

Issued: 01/16/2025

Status: SIT

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, TIKIHUT STRUCTURE WITH ELECTRICAL has been erected or installed without a valid building permit.

Obtain required building permits for the TIKIHUT STRUCTURE WITH ELECTRICAL or remove the TIKIHUT STRUCTURE WITH ELECTRICAL.

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

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, TIKIHUT STRUCTURE WITH ELECTRICAL.

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

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

Issued: 01/16/2025

Status: SIT

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

Post the numerical address in accordance with Section 14-33 (c). Please post all numerical number on all permitted structure on the entire property.

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

Issued: 01/16/2025

Status: SIT

9 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE REROOFING permit # B-2021-051257-0000 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE REROOFING permit # B-2021-051257-0000.

Obtain a Certificate of Completion for INACTIVE REROOFING permit # B-2021-051257-0000.

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

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

Issued: 01/16/2025

Status: SIT

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

10 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE REROOFING permit # B-2021-051258-0000 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE REROOFING permit # B-2021-051258-0000.

Obtain a Certificate of Completion for INACTIVE REROOFING permit # B-2021-051258-0000.

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

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

Issued: 01/16/2025

Status: SIT

15 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, POOL AT 1381 BUILDING has been erected or installed without a valid building permit.

Obtain required building permits for the POOL AT 1381 BUILDING or remove the POOL AT 1381 BUILDING.

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: 01/16/2025

Status: SIT

17 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, POOL AT 7215 BUILDING has been erected or installed without a valid building permit.

Obtain required building permits for the POOL AT 7215 BUILDING or remove the POOL AT 7215 BUILDING.

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: 01/16/2025

Status: SIT

18 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE FENCE ALUMINIUM permit # B-2022-035686-0000 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE FENCE ALUMINIUM permit # B-2022-035686-0000.

Obtain a Certificate of Completion for INACTIVE FENCE ALUMINIUM permit # B-2022-035686-0000

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

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

Issued: 01/16/2025

Status: SIT

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

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

Obtain required building permits for the SEVERAL GAZEBOS/STRUCTURES or remove the SEVERAL GAZEBOS/STRUCTURES.

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

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

Issued: 01/16/2025

Status: SIT

20 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 STRUCTURE/WITH ELECTRICAL has been erected or installed without a valid building permit.

Obtain required building permits for the METAL STRUCTURE/WITH ELECTRICAL or remove the METAL STRUCTURE/WITH ELECTRICAL.

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

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, METAL STRUCTURE/WITH ELECTRICAL.

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

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

Issued: 01/16/2025

Status: SIT

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

Obtain required building permits for the SEVERAL YURT TENT/STRUCTURES or remove the SEVERAL YURT TENT/STRUCTURES.

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

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, SEVERAL YURT TENT/STRUCTURES..

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

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

Issued: 01/16/2025

Status: SIT

cc: Hippocrates Health Institute Of Fl Inc
Turk, E W

Agenda No.: 051

Complexity Level: 1

Status: Removed

Respondent: LILIHA LLC

335 E Linton Blvd, Ste 2249, Delray Beach, FL 33483-5023

CEO: Nedssa Miranda

Situs Address: 41 Caroline Dr, West Palm Beach, FL

PCN: 00-42-43-35-14-012-0030

Case No: C-2025-05070035

Zoned: CN

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

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| 8 | <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, ADDITIONAL WOOD AND METAL FENCE has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the ADDITIONAL WOOD AND METAL FENCE or remove the ADDITIONAL WOOD AND METAL 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 Issued: 09/27/2024 Status: SIT</p> |
| 10 | <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, ROOFED STRUCTURE #3 has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the ROOFED STRUCTURE #3 or remove the ROOFED STRUCTURE #3.</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 Issued: 09/27/2024 Status: CLS</p> |
| 15 | <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>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, Obtain a Permit for the Site Development and Fill.</p> <p>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: CLS</p> |

cc: Mesa, Adonis
Mesa, Ninsi E

Agenda No.: 053
Respondent: SECP WPB II LLC

Complexity Level: 1

Status: Active
CEO: Nedssa Miranda

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

1200 S PINE ISLAND Rd, PLANTATION, FL 33324

Situs Address: 205 Pike Rd, West Palm Beach, FL
PCN: 00-42-43-27-05-006-3301

Case No: C-2025-09250005
Zoned: IL

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| 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. More specifically, INACTIVE FENCE permit # B-2022-021099-0000 has become inactive or expired.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE FENCE permit # B-2022-021099-0000.</p> <p>Obtain a Certificate of Completion for INACTIVE FENCE permit # B-2022-021099-0000 .</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 10/02/2025 Status: SIT</p> <p>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.</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>Cease allowing a use that is not permitted by right, by a Special Permit, or as a Conditional Use in this zoning district. More specifically, Outdoor Storage and Activities present without there being a valid, allowable primary use approved and/or taking place on the premises.</p> <p>Code: Unified Land Development Code - 1.A.2 Issued: 10/02/2025 Status: SIT</p> <p>3 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>This property has approval as a VACANT INDUSTRIAL within the IL- LIGHT INDUSTRIAL Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your VACANT property. REMOVE EVERYTHING OFF THE VACANT LOT The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</p> <p>Code: Unified Land Development Code - 1.A.2 Issued: 10/02/2025 Status: SIT</p> <p>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.</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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/02/2025 Status: SIT</p> <p>5 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 pad line of the lot on any side of the lot adjacent to a developed lot.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height within the first 25 feet adjacent to a developed lot.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> |
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 14, 2026 9:00 AM**

Issued: 10/02/2025

Status: SIT

cc: Seep Wpb Ii Llc

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| Agenda No.: 054 | Complexity Level: - | Status: Removed |
| Respondent: SERPA, ALDA RODRIGUEZ 1039 Handy Oak Cir, West Palm Beach, FL 33411-3209 | | CEO: Nedssa Miranda |
| Situs Address: 1039 Handy Oak Cir, West Palm Beach, FL | | Case No: C-2025-07080018 |
| PCN: 00-42-43-29-05-000-0040 | | Zoned: RS |
| Violations: | <p>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.</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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 07/11/2025</p> <p>Status: CLS</p> | |

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| Agenda No.: 055 | Complexity Level: 1 | Status: Removed |
| Respondent: SOSA, CHARLES M; SOSA, NIKO 5966 Lime Rd, West Palm Beach, FL 33413-1127 | | CEO: Nedssa Miranda |
| Situs Address: 5966 Lime Rd, West Palm Beach, FL | | Case No: C-2025-08120027 |
| PCN: 00-42-43-35-13-027-0020 | | Zoned: RM |
| Violations: | <p>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, ADDITIONAL DRIVEWAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the ADDITIONAL DRIVEWAY or remove the ADDITIONAL DRIVEWAY.</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: 08/13/2025</p> <p>Status: CLS</p> <p>2 Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.</p> <p>Please remove the pavers and gravels located within the right-of-way section of the driveway or obtain a Right-of-way permit from the Land Development Division.</p> <p>Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030</p> <p>Issued: 08/13/2025</p> <p>Status: CLS</p> | |

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| Agenda No.: 056 | Complexity Level: 1 | Status: Removed |
| Respondent: WEST PALM BEACH LODGE NO 1352 BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA 6188 Belvedere Rd, West Palm Bch, FL 33413-1116 | | CEO: Nedssa Miranda |
| Situs Address: 900 62nd Dr N, West Palm Beach, FL | | Case No: C-2025-08150033 |
| PCN: 00-42-43-27-05-005-0020 | | Zoned: MUPD |
| Violations: | <p>1 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 pad line of the lot on any side of the lot adjacent to a developed lot.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height within the first 25 feet adjacent to a developed lot.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> | |

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

Issued: 08/21/2025

Status: CLS

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| Agenda No.: 057 | Complexity Level: 1 | Status: Active |
| Respondent: BOYNTON TRAIL SHOPPING CENTRE, LLC 1200 SOUTH PINE ISLAND Rd, PLANTATION, FL 33324 | | CEO: Joanna Mirodias |
| Situs Address: 9840 S Military Trl, Building H, Boynton Beach, FL | Case No: C-2025-06130031 | |
| PCN: 00-42-45-24-29-001-0011 | | Zoned: CG |
| Violations: | | |
| 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, the parking lot striping is faded and/or missing. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 08/22/2025 | Status: SIT |
| 2 | Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Code: Unified Land Development Code - 8.C.1 Issued: 08/22/2025 | Status: SIT |
| 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 #P-2024-045328-0000, Emergency - Plumbing 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, permit #P-2024-045328-0000, Emergency - Plumbing. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 08/22/2025 | Status: SIT |
| 4 | Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2024-010755-0000, Alterations - Non-Residential 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, permit # B-2024-010755-0000, Alterations - Non-Residential. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 08/22/2025 | Status: SIT |
| 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 # B-2024-002925-0000, Parking/Paving/Repaving -Multi-Res/Commercial 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, permit # B-2024-002925-0000, Parking/Paving/Repaving -Multi-Res/Commercial. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 08/22/2025 | Status: SIT |

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JANUARY 14, 2026 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 # M-2023-044556-0000, HVAC - Eqpmnt C/O -Comm/Common Multi-Res 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, permit # M-2023-044556-0000, HVAC - Eqpmnt C/O -Comm/Common Multi-Res.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 08/22/2025 **Status:** SIT

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 # B-2022-019442-0000, Alterations - Non-Residential 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, permit # B-2022-019442-0000, Alterations - Non-Residential.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 08/22/2025 **Status:** SIT

8 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-041059-0000, Sign - Wall Supported 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, permit # B-2023-041059-0000, Sign - Wall Supported.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 08/22/2025 **Status:** SIT

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| Agenda No.: 058 | Complexity Level: 1 | Status: Active |
| Respondent: MHC MARALAGO CAY, L.L.C. 1200 S Pine Island Rd, Plantation, FL 33324 | | CEO: Joanna Mirodias |
| Situs Address: 6255 Lawrence Rd, Lake Worth, FL | | Case No: C-2025-08070009 |
| PCN: 00-42-45-01-00-000-1030 | | Zoned: AR |
| Violations: | <p>1 Details: Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance. More specifically, the oak tree in front of 6149 N Ironwood Ln and the pine tree on the south side of 6266 Holly Ln. Code: Palm Beach County Property Maintenance Code - Section 14-62 (7) Issued: 09/19/2025</p> | Status: SIT |

cc: Mhc Maralago Cay, L.L.C.

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| Agenda No.: 059 | Complexity Level: 2 | Status: Active |
| Respondent: Jews Of The Circle Inc 7625 Martinique Blvd, Boca Raton, FL 33433 | | CEO: Adam F Moulton |
| Situs Address: 7625 Martinique Blvd, Boca Raton, FL | | Case No: C-2025-06100023 |
| PCN: 00-42-47-28-07-000-0650 | | Zoned: AR |

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

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| Violations: | 1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, numerous items near garage including trash and plastic bread containers. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/21/2025 Status: CLS |
| | 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)(1g). Issued: 10/21/2025 Status: CLS |
| | 3 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 single-family residence requires DRO approval for place of worship use. Code: Unified Land Development Code - 1.A.2 Issued: 10/21/2025 Status: SIT |
| <hr/> | |
| cc: Jews Of The Circle Inc | |

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|---|--|---------------------------------|
| Agenda No.: 060 | Complexity Level: 1 | Status: Postponed |
| Respondent: Schwartz, Yitzchok; Kirzner, Samuel 1933 E 34th St, Brooklyn, NY 11234-4818 | | CEO: Adam F Moulton |
| Situs Address: 6608 Thornhill Ct, Boca Raton, FL | | Case No: C-2025-09190003 |
| PCN: 00-42-47-28-06-003-0010 | | Zoned: AR |
| Violations: | | |
| | 1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roofed structure connected to home has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/19/2025 Status: CCH | |

cc: Kirzner, Samuel
Schwartz, Yitzchok

| | | |
|---|---|---------------------------------|
| Agenda No.: 061 | Complexity Level: 1 | Status: Active |
| Respondent: La Costa Del Mar Inc 12472 W Atlantic Blvd, Coral Springs, FL 33071 | | CEO: Adam F Moulton |
| Situs Address: 6463 La Costa Dr, Building 2, Boca Raton, FL | | Case No: C-2025-07250019 |
| PCN: 00-42-47-27-30-002- | | Zoned: |
| Violations: | | |
| | 1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, at 6463 La Costa Drive building, a large steel door that goes to fire panel on bottom floor has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/28/2025 Status: SIT | |

cc: La Costa Del Mar Inc

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| Agenda No.: 062 | Complexity Level: - | Status: Removed |
| Respondent: Rex & Rex Unlimited Inc 309 Northlake Blvd, North Palm Beach, FL 33408-5405 | | CEO: Steve R Newell |

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

Situs Address: 3615 Northlake Blvd, West Palm Beach, FL
PCN: 00-43-42-18-25-001-0000

Case No: C-2025-08210010
Zoned: CG

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| Violations: | 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. Vegetation. The following vegetation is prohibited: (1) All diseased or damaged limbs or foliage that present a hazard. (2) Vegetation that constitutes a fire hazard. (3) Vegetation that impedes or obstructs adequate view of an intersection, traffic sign, railroad crossing or traffic from any street, road or highway. Specifically, a dead tree/bush in rear of property Code: Palm Beach County Property Maintenance Code - Section 14-32 (d) Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/02/2025 Status: CLS |
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Agenda No.: 063 **Complexity Level:** -
Respondent: Rong, Kefing
4627 Arthur St, Palm Beach Gardens, FL 33418-5735

| Violations: | <p>1 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.</p> <p>Specifically, the automotive repair business does not have a Business Tax Receipt. Obtain the required Business Tax Receipt or cease business operations.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17</p> <p>Issued: 09/30/2025 Status: CLS</p> <p>2 Details: Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays.</p> <p>Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use.</p> <p>Specifically, repair and maintenance (automotive). Cease allowing a use to continue that is prohibited in your Zoning district.</p> <p>Code: Unified Land Development Code - 4.A.7.C Unified Land Development Code - 4.A.7.C.6 Unified Land Development Code - 4.B.2.C.29</p> <p>Issued: 09/30/2025 Status: CLS</p> <p>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.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.1</p> <p>Issued: 09/30/2025 Status: CLS</p> |
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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, the carport has been removed to make way for an addition to the west side of the MH without a valid building permit.

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

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| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 10/14/2025 | Status: CCH |
| 2 | Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically, the RV. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 10/14/2025 | Status: CLS |
| 3 | Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Code: Unified Land Development Code - 6.D.1.A.3.d Issued: 10/14/2025 | Status: CLS |
| 4 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an addition was added has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 10/14/2025 | Status: CCH |

Agenda No.: 065

Complexity Level: 1

Status: Active

Respondent: PEDRO E DE LA UZ ESTATE Unknown Personal 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.

CEO: Paul Pickett

1183 Woodcrest Rd W, West Palm Beach, FL 33417-5726

Situs Address: 1183 Woodcrest Rd W, West Palm Beach, FL

Case No: C-2025-04040001

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

Zoned: RS

Violations:

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| 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, GAZEBO has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/07/2025 | Status: CCH |
| 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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/07/2025 | Status: CCH |
| 3 | Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 04/07/2025 | Status: CCH |
| 4 | Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 04/07/2025 | Status: CCH |

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

Agenda No.: 066 **Complexity Level:** 1 **Status:** Removed
Respondent: Boca Greens Country Club, INC **CEO:** Debbie N Plaud
19642 Trophy Dr, Boca Raton, FL 33498-4633

Situs Address: 10509 Kimberly Blvd, Boca Raton, FL **Case No:** C-2025-09160007
PCN: 00-41-47-12-11-007-0000 **Zoned:** RE

Violations:

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| 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, all downed trees and vegetative debris on parcel 00-41-47-12-11-007-0000. |
| | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) |
| | Issued: 09/18/2025 Status: CLS |

Agenda No.: 067 **Complexity Level:** 1 **Status:** Removed
Respondent: Boca Greens Country Club, INC. **CEO:** Debbie N Plaud
19642 Trophy Dr, Boca Raton, FL 33498

Situs Address: 10322 Camelback Ln, Boca Raton, FL **Case No:** C-2025-08110028
PCN: 00-41-47-12-02-018-0010 **Zoned:** RE

Violations:

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| 1 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, all downed trees and vegetative debris located on parcel 00-41-47-12-02-018-0010. |
| | Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) |
| | Issued: 09/02/2025 Status: CLS |

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: Burstell, Brett W **CEO:** Debbie N Plaud
23286 Noel Way, Boca Raton, FL 33433-6816

Situs Address: 23286 Noel Way, Boca Raton, FL **Case No:** C-2025-06110032
PCN: 00-42-47-32-05-000-2310 **Zoned:** RS

Violations:

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| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a six-foot chain-link 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: 06/12/2025 Status: CCH |
| 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 concrete driveway has been expanded without a valid building permit. |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 |
| | Issued: 06/12/2025 Status: CCH |

Agenda No.: 069 **Complexity Level:** 1 **Status:** Removed
Respondent: CONCERT INDIAN SPRING LLC **CEO:** Debbie N Plaud
1200 Pine Island Rd, Plantation, FL 33324

Situs Address: 11940 Westbourne Dr S, Boynton Beach, FL **Case No:** C-2025-08130013
PCN: 00-42-45-34-26-007-0000 **Zoned:** RS

Violations:

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| 1 | Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. |
| | 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 pad line of the lot on any side of the lot adjacent to a developed lot. |
| | Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) |

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

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

More specifically, permit required for Site Development/ Fill.

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

Issued: 03/24/2025

Status: CCH

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|---|---|---------------------------------|
| Agenda No.: 072 | Complexity Level: - | Status: Active |
| Respondent: EXAGON INVESTMENTS LLC 2700 GLADES Cir, Ste 122, Weston, FL 33327 | | CEO: Ronald Ramos |
| Situs Address: 3713 Island Rd, Palm Beach Gardens, FL | | Case No: C-2025-03310025 |
| PCN: 00-43-41-31-04-027-0060 | | Zoned: RM |
| Violations: | <p>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.</p> <p>>>>MORE SPECIFICALLY, a PAVER BRICK DRIVEWAY has been erected or installed without a valid building permit. Obtain required building permits for the PAVER BRICK DRIVEWAY or remove the PAVER BRICK DRIVEWAY. *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: 04/02/2025</p> <p style="text-align: right;">Status: CCH</p> <p>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.</p> <p>>>>MORE SPECIFICALLY, the FRONT DOOR has been erected or installed without a valid building permit. Obtain required building permits for the FRONT DOOR or remove the FRONT DOOR. *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: 04/02/2025</p> <p style="text-align: right;">Status: CLS</p> | |

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|---|---|---------------------------------|
| Agenda No.: 073 | Complexity Level: - | Status: Active |
| Respondent: American Residential Investment Inc 3582 Gulfstream Rd, Lake Worth Beach, FL 33461-3524 | | CEO: Teresa G Rouse |
| Situs Address: 4328 Heine Dr, Lake Worth, FL | | Case No: C-2025-09100028 |
| PCN: 00-43-44-30-08-000-0100 | | Zoned: RM |
| Violations: | <p>1 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot. More specifically, the lot is overgrown and needs to be maintained at 18" in height.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)</p> <p>Issued: 09/15/2025</p> <p style="text-align: right;">Status: SIT</p> | |

cc: American Residential Investment Inc

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

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|---|--|----------------------------|
| Agenda No.: 074 | Complexity Level: - | Status: Active |
| Respondent: Brown, Margaret M 4150 Success St, West Palm Beach, FL 33406-4888 | | CEO: Teresa G Rouse |
| Situs Address: 4150 Success St, West Palm Beach, FL | Case No: C-2025-09150021 | |
| PCN: 00-42-44-12-13-000-0370 | | Zoned: RM |
| Violations: | | |
| 1 | Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the yard is overgrown and are not being maintained. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 09/16/2025 | Status: CCH |
| 3 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, multiple vehicles parked on the driveway that appear to be inoperable. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 09/16/2025 | Status: CCH |

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|---|--|----------------------------|
| Agenda No.: 075 | Complexity Level: - | Status: Active |
| Respondent: Cagigas Family Holding Company, LLC 1060 Grand Bahama Ln, Riviera Beach, FL 33404 | | CEO: Teresa G Rouse |
| Situs Address: 1248 S Military Trl, West Palm Beach, FL | Case No: C-2025-08280010 | |
| PCN: 00-42-44-12-00-000-1020 | | Zoned: RM |
| Violations: | | |
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a six-foot chain-link fence with electric has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/12/2025 | Status: SIT |
| 3 | Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, there is a banner attached to the building advertising the 24/7 Parking Lot. Code: Unified Land Development Code - 8.C.1 Issued: 09/12/2025 | Status: SIT |
| 5 | Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. Observation: I observed a 24-hour parking and/or storage lot being run from the property. Code: Unified Land Development Code - 1.A.2 Issued: 09/12/2025 | Status: SIT |

cc: Cagigas Family Holding Company, Llc

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| Agenda No.: 076 | Complexity Level: - | Status: Active |
| Respondent: Jean Paul, Ponciese; Jean Paul, Jacques A 6110 Wauconda Way E, Lake Worth, FL 33463-5866 | | CEO: Teresa G Rouse |
| Situs Address: 6110 Wauconda Way E, Lake Worth, FL 33463 | Case No: C-2025-09020012 | |
| PCN: 00-42-44-34-15-000-1910 | | Zoned: RS |
| Violations: | | |
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the garage has been enclosed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 09/15/2025 | Status: CCH |

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

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| Agenda No.: 077 | Complexity Level: 1 | Status: Active |
| Respondent: Rambilas Srinarayan LLC, a Florida Limited Liability Company, as its Trustee to Watergate Boca Raton 663 Land Trust, Agreement Dated April 19, 2018 6574 N State Road 7, 175, Pompano Beach, FL 33073-3625 | | CEO: Teresa G Rouse |
| Situs Address: 23089 Watergate Cir, Boca Raton, FL | | Case No: C-2025-07030007 |
| PCN: 00-41-47-36-03-000-6630 | | Zoned: AR |
| Violations: | | |
| 2 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to construction materials being stored on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/18/2025 | Status: CLS |
| 4 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the screen room has been enclosed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/18/2025 | Status: SIT |

cc: Occupant
Rambilas Srinarayan Llc, A Florida Limited Liability Company, As Its Trustee To Watergate Boca Raton 663 Land Trust, Agreement Dated April 19, 2018

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|---|--|---------------------------------|
| Agenda No.: 078 | Complexity Level: - | Status: Active |
| Respondent: Calderon, Jairo 17413 44th Pl N, Loxahatchee, FL 33470-3582 | | CEO: Omar J Sheppard |
| Situs Address: 17413 44th Pl N, Loxahatchee, FL | | Case No: C-2025-07110020 |
| PCN: 00-40-43-11-00-000-5090 | | Zoned: AR |
| Violations: | | |
| 1 | Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. This property has approval for a Single-Family Dwelling within the AR Zoning District. On a recent inspection, it was observed that construction equipment and vehicles are being parked and stored on the property. Code: Unified Land Development Code - 1.A.2 Issued: 08/05/2025 | Status: CCH |
| 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: 08/05/2025 | Status: CLS |
| 3 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/05/2025 | Status: CCH |

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|---|----------------------------|---------------------------------|
| Agenda No.: 079 | Complexity Level: - | Status: Active |
| Respondent: Dominguez, Jessenia M 3530 Gondolier Way, Lake Worth, FL 33462-3626 | | CEO: Omar J Sheppard |
| Situs Address: 18390 47th Ct N, Loxahatchee, FL | | Case No: C-2025-08040018 |

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

PCN: 00-40-43-10-00-000-1820

Zoned: AR

Violations:

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| 1 | 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: 08/11/2025 | Status: CCH |
| 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: 08/11/2025 | Status: CCH |
| 3 | Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Code: Unified Land Development Code - 6.D.1.A.3.d Issued: 08/11/2025 | Status: CCH |

cc: Dominguez, Jessenia M

Agenda No.: 080

Complexity Level: -

Status: Active

Respondent: Jacome, Paula

CEO: Omar J Sheppard

19612 Broad Shore Walk, Loxahatchee, FL 33470-2168

Situs Address: 19612 Broad Shore Walk, Loxahatchee, FL

Case No: C-2025-07160026

PCN: 00-40-43-28-09-000-1470

Zoned: PUD

Violations:

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| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a Koi Pond has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/05/2025 | Status: CCH |
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Agenda No.: 081

Complexity Level: -

Status: Active

Respondent: Marin, Genry Ravelo; Rodriguez, Lisset Fernandez

CEO: Omar J Sheppard

17882 35th Pl N, Loxahatchee, FL 33470-3623

Situs Address: 17882 35th Pl N, Loxahatchee, FL

Case No: C-2025-09250014

PCN: 00-40-43-14-00-000-4290

Zoned: AR

Violations:

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| 1 | Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 10/15/2025 | Status: CCH |
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| 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: 10/15/2025 | Status: CCH |
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Agenda No.: 082

Complexity Level: -

Status: Active

Respondent: Perez, Aldo

CEO: Omar J Sheppard

17829 41st Rd N, Loxahatchee, FL 33470-3508

Situs Address: 17829 41st Rd N, Loxahatchee, FL

Case No: C-2025-08250028

PCN: 00-40-43-11-00-000-7790

Zoned: AR

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

| Violations: | 1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 09/22/2025 Status: CCH |
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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 shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/22/2025 Status: CCH |
| | 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 roofed pavilion to the north of the SFD has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/22/2025 Status: CCH |
| | 4 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. 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, the pond that was on the property was filled in without a permit. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 09/22/2025 Status: CCH |
| | 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, a Chain Link Fence & Columns has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/22/2025 Status: CCH |

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

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| Agenda No.: 083 | Complexity Level: - | Status: Active |
| Respondent: Pollino, Anthony 11098 61st St N, West Palm Beach, FL 33412-1841 | | CEO: Omar J Sheppard |
| Situs Address: 11098 61st St N, West Palm Beach, FL | Case No: C-2025-05080004 | |
| PCN: 00-41-42-35-00-000-5340 | | Zoned: AR |
| Violations: | | |
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, several sheds has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | Status: CLS |
| | Issued: 08/05/2025 | |
| 2 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple roofed canopies have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | Status: CLS |
| | Issued: 08/05/2025 | |
| 3 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple storage buildings have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | Status: CCH |
| | Issued: 08/05/2025 | |

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| Agenda No.: 084 | Complexity Level: - | Status: Active |
| Respondent: Rowe, Deverol 17892 Key Lime Blvd, Loxahatchee, FL 33470-2901 | | CEO: Omar J Sheppard |
| Situs Address: 17892 Key Lime Blvd, Loxahatchee, FL | Case No: C-2025-08130012 | |
| PCN: 00-40-42-26-00-000-7100 | | Zoned: AR |
| Violations: | | |
| 1 | Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.1.b.1 | Status: CCH |
| | Issued: 09/18/2025 | |
| 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) | Status: CCH |
| | Issued: 09/18/2025 | |

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| Agenda No.: 085 | Complexity Level: - | Status: Active |
| Respondent: Vazquez, Lumey Suarez 18566 40th Run N, Loxahatchee, FL 33470-2362 | | CEO: Omar J Sheppard |
| Situs Address: 18566 40th Run N, Loxahatchee, FL | Case No: C-2025-07140016 | |
| PCN: 00-40-43-10-00-000-8190 | | Zoned: AR |
| Violations: | | |
| 2 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an addition to the shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | Status: CCH |
| | Issued: 08/05/2025 | |

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

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| Agenda No.: 086 | Complexity Level: 1 | Status: Active |
| Respondent: 16437 W Alan Black Blvd LLC 16437 E Edinburgh Dr, Loxahatchee, FL 33470-3723 | | CEO: Christina G Stodd |
| Situs Address: 17209 W Alan Black Blvd, Loxahatchee,, FL | | Case No: C-2025-08200017 |
| PCN: 00-40-43-14-00-000-6250 | | Zoned: AR |
| Violations: | <p>1 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. More specifically, please obtain a permit for site development for the fill dirt and land clearing.</p> <p>Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 08/20/2025 Status: SIT</p> <p>2 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit for the clearing of the lot and adding many truck loads of fill dirt to the lot.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 08/20/2025 Status: SIT</p> | |

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| Agenda No.: 087 | Complexity Level: 1 | Status: Active |
| Respondent: Angel, Sonia P; Angel, Jorge A 10629 Anderson Ln, Lake Worth Beach, FL 33449-5461 | | CEO: Christina G Stodd |
| Situs Address: 10629 Anderson Ln, Lake Worth, FL | | Case No: C-2025-07280025 |
| PCN: 00-41-44-36-00-000-3280 | | Zoned: AR |
| Violations: | <p>1 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. More specifically please obtain a site development permit for the addition of fill.</p> <p>Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 08/20/2025 Status: SIT</p> | |

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

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

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

Issued: 08/20/2025

Status: SIT

Agenda No.: 088

Complexity Level: 1

Status: Active

Respondent: Solair Homes Llc

CEO: Christina G Stodd

5950 Hancock Rd, SouthwestRanches, FL 33330

Situs Address: 15401 Hamlin Blvd, Loxhatchee, FL

Case No: C-2025-04080008

PCN: 00-41-42-18-00-000-6100

Zoned: AR

Violations:

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

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. Please obtain a site development permit for the clearing of the lot.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1

Issued: 04/08/2025

Status: SIT

2 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity

is permitted to affect said property pursuant to a consent granted by the applicable property owner,

under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface

water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected

sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the

improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit for the lot clearing.

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

Issued: 04/08/2025

Status: SIT

cc: Solair Homes Llc

Agenda No.: 089

Complexity Level: 1

Status: Active

Respondent: STANMARK CUSTOM HOMES LLC

CEO: Christina G Stodd

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

1500 Royal Palm Sq, Ste 101, Fort Myers, FL 33939

Situs Address: 17975 81st Ln N, Loxahatchee, FL
PCN: 00-40-42-23-00-000-7840

Case No: C-2025-09110020
Zoned: AR

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| Violations: | <p>1 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Please obtain a site development permit for the fill dirt and the clearing of the lot.</p> <p>Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 09/12/2025 Status: SIT</p> <p>2 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, More specifically, please obtain a site development permit for the lot clearing and fill dirt.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 09/12/2025 Status: SIT</p> <p>3 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to tires, metal debris and equipment observed openly stored on the vacant lot.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 09/12/2025 Status: SIT</p> |
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cc: Stanmark Custom Homes Llc
Stanmark Custom Homes Llc

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| Agenda No.: 090 | Complexity Level: 1 | Status: Active |
| Respondent: Rhonda Waldkoelter Park, Life Tenant; Stephen Barr Park, Jr., Remainerman; Rachale Lyanne Park, Remainerman; and Victoria Elizabeth Park. | | CEO: Christina G Stodd |
| | 12136 86th Rd N, West Palm Beach, FL 33412-2657 | |
| Situs Address: 12136 86th Rd N, West Palm Beach, FL | | Case No: C-2025-04210031 |
| PCN: 00-41-42-22-00-000-1990 | | Zoned: AR |

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

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| Violations: | <p>1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observed several cars parked on the property and the garage was open with cars being worked on inside and per Google Reviews and Facebook a car repair business named, M & A AUTO SOLUTION'S LLC was being advertised conducting car repairs at this property which is zoned as a single family dwelling in the Agricultural Residential Rural Tier.</p> <p>Code: Unified Land Development Code - 1.A.2</p> <p>Issued: 08/29/2025 Status: SIT</p> <p>2 Details: No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, M & A AUTO SOLUTION'S LLC does not have a business tax receipt to operate a home office.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17</p> <p>Issued: 08/29/2025 Status: SIT</p> <p>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, lift in garage has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 08/29/2025 Status: SIT</p> |
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| Agenda No.: 091 | Complexity Level: - | Status: Removed |
| Respondent: Suarez, Danelis | | CEO: Christina G Stodd |
| 18063 Hamlin Blvd, Loxahatchee, FL 33470-5152 | | |
| Situs Address: 18063 Hamlin Blvd, Loxahatchee, FL | | Case No: C-2025-08280030 |
| PCN: 00-40-42-15-00-000-5190 | | Zoned: AR |
| Violations: | <p>1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:</p> <ul style="list-style-type: none"> 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] <p>Code: Unified Land Development Code - 6.D.1.A.2.a</p> <p>Issued: 08/29/2025 Status: CLS</p> | |

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| Agenda No.: 092 | Complexity Level: 1 | Status: Active |
| Respondent: Vernice, Luc | | CEO: Christina G Stodd |
| 13715 77th Pl N, West Palm Bch, FL 33412-2193 | | |
| Situs Address: 13715 77th Pl N, West Palm Beach, FL | | Case No: C-2025-09100029 |
| PCN: 00-41-42-28-00-000-3680 | | Zoned: AR |
| Violations: | <p>1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:</p> <ul style="list-style-type: none"> 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] <p>Code: Unified Land Development Code - 6.D.1.A.2.a</p> <p>Issued: 09/12/2025 Status: SIT</p> | |

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

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| 2 | Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the screen enclosure to the rear east of the property is in disrepair, there are screens missing on the top and the frame is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 09/12/2025 | Status: SIT |
| 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. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 09/12/2025 | Status: SIT |

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| Agenda No.: 093 Respondent: Floyd, Deana J 11192 62nd Ln N, Royal Palm Beach, FL 33412-1822 Situs Address: 11192 62nd Ln N, West Palm Beach, FL PCN: 00-41-42-35-00-000-5920 Violations: | Complexity Level: - Status: Active CEO: RL Thomas Case No: C-2025-08210004 Zoned: AR |
| 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: 08/25/2025 |
| 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: 08/25/2025 |
| | Status: SIT |

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| Agenda No.: 094 Respondent: Rivera, Carmen; Rivera, Eddie; Rivera, Edith J 14768 68th St N, Loxahatchee, FL 33470-5348 Situs Address: 14768 68th St N, Loxahatchee, FL PCN: 00-41-42-32-00-000-3560 Violations: | Complexity Level: - Status: Active CEO: RL Thomas Case No: C-2025-01140024 Zoned: AR |
| 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, storage container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/12/2025 |
| | Status: SIT |

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| Agenda No.: 095 Respondent: Casavecchia, Fernando 1192 Kent St, West Palm Beach, FL 33415-4702 Situs Address: 1192 Kent St, West Palm Beach, FL PCN: 00-42-44-12-04-000-0810 Violations: | Complexity Level: 1 Status: Active CEO: Charles Zahn Case No: C-2025-09150029 Zoned: RM |
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structures has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/18/2025 |
| | Status: CCH |

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

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: 09/18/2025 **Status:** CLS

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

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

Issued: 09/18/2025 **Status:** CLS

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

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

Issued: 09/18/2025 **Status:** CCH

Agenda No.: 096 **Complexity Level:** - **Status:** Active
Respondent: HEATHWOOD RESERVE HOMEOWNERS ASSOCIATION INC. **CEO:** Charles Zahn

TCN: 00-42-44-50-45-001-0020

Case No: C-2025-07150002

PCN: 00-42-44-36-43-001-0020

Zoned: PUD

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| 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, playground and sidewalk has been erected or installed without a valid building permit. |
| | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 |
| Issued: | 07/16/2025 |

Agenda No.: 097 **Complexity Level:** - **Status:** Removed
Respondent: Pote, Berry L; Pote, Ann
1914 Kudza Rd, West Palm Beach, FL 33415-6304 **CEO:** Charles Zahn

Situs Address: 1914 Kudza Rd, West Palm Beach, FL 33415-0504 **Case No:** C-2025-10070006
PCN: 00-42-44-11-01-005-0430 **Zoned:** RM

Violations: 1 Details: Urgent to have state

Case No: C 2025 10070006

Econometrica

Violations:

- 1** **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: 10/07/2025 **Status:** CLS
- 2** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, wood fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 10/07/2025 **Status:** CLS
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/07/2025 **Status:** CLS

Agenda No.: 098 **Complexity Level:** - **Status:** Removed
Respondent: ST. ANDREWS GLEN CONDOMINIUM ASSOCIATION, INC. **CEO:** Charles Zahn
1 E Broward Blvd, Ste 1800, FT Lauderdale, FL 33301

Situs Address: 7581 MacKenzie Ct, Lake Worth, FL **Case No:** C-2024-04180009
PCN: 00-42-44-21-22-000- **Zoned:** RS

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

Violations: 1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Specifically: The retention pond wall is not maintained and is not structurally sound as evidenced by breaks loose and rotting materials.

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

Issued: 04/22/2024

Status: CLS

cc: Becker & Poliakoff
St. Andrews Glen Condominium Association, Inc.

Agenda No.: 099

Complexity Level: 1

Status: Removed

Respondent: Grant, Melvin; Grant, Evaline; Lawrence, Leonard
5428 Sunseeker Blvd, Lake Worth, FL 33463-5964

CEO: Christina G Stodd

Situs Address: 13997 72nd Ct N, FL

Case No: C-2025-10030009

PCN: 00-41-42-28-00-000-7850

Zoned: AR

Violations: 1 **Details:** Parking shall be prohibited on all vacant properties. Please remove the construction equipment and the trailer from the vacant lot.

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

Issued: 10/08/2025

Status: CLS

Violations: 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to wood telephone poles and construction debris observed openly stored on a vacant lot.

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

Issued: 10/08/2025

Status: CLS

Agenda No.: 100

Complexity Level: 1

Status: Removed

Respondent: Fannie Mae a/k/a Federal National Mortgage Association
5600 Granite Pkwy, Plano, TX 75024-4177

CEO: Joanna Mirodias

Situs Address: 5555 Gun Club Rd, West Palm Beach, FL

Case No: C-2025-10220156

PCN: 00-42-44-02-01-000-0186

Zoned: RT

Violations: 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the 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: 10/24/2025

Status: CLS

cc: Fannie Mae A/K/A Federal National Mortgage Association

Agenda No.: 101

Complexity Level: 1

Status: Removed

Respondent: PINE KEY RESERVE CONDOMINIUM ASSOCIATION, INC.

CEO: Joanna Mirodias

9825 Marina Blvd, 100, Boca Raton, FL 33428

Situs Address: 6270 S Military Trl, FL

Case No: C-2025-10010001

PCN:

Zoned:

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: 10/07/2025

Status: CLS

cc: Pine Key Reserve Condominium Association, Inc.

Agenda No.: 102

Complexity Level: 1

Status: Removed

Respondent: LOPEZ, OLGA M; LOPEZ, CINDY A OCHOA; LOPEZ, CINDI A OCHOA

CEO: Frank A Davis

479 Seminole Dr, Lake Worth, FL 33462-2250

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

Issued: 08/15/2025 **Status:** CCH

2 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 pad line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)**Table 14-32 (c)**
Issued: 08/15/2025 **Status:** CCH

3 Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 08/15/2025 **Status:** CCH

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, Open storage of dead vegetation and trash and debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/15/2025 **Status:** CCH

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

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

Observation: The lot is a Vacant Lot, being used to store and live in a Recreational Vehicle.
Code: Unified Land Development Code - 1.A.2
Issued: 08/15/2025 **Status:** CCH

cc: Moseley, Carla; Moseley, Joscelyn

Agenda No.: 110 **Complexity Level:** 3 **Status:** Removed
Respondent: Narala, Srinivas R; Narala, Neelima **CEO:** Omar J Sheppard
14160 Rock Salt Rd, Delray Beach, FL 33446-2257
Situs Address: 59th Ln N, FL **Case No:** C-2025-10220157
PCN: 00-40-43-05-00-000-1030 **Zoned:** AR

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

Violations: 1 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the site development of the property without a valid Building permit. Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.

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

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

Issued: 10/27/2025

Status: CCH

Agenda No.: 111

Complexity Level: 2

Status: Removed

Respondent: Passman, Joshua; Passman, Crystal C
6330 Angus Rd, Lake Worth, FL 33467-6118

CEO: Jose Feliciano

Type: Life Safety

Situs Address: 6330 Angus Rd, Lake Worth, FL

Case No: C-2025-12260009

PCN: 00-42-45-06-02-000-0170

Zoned: RE

Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:

- a. The barrier must be at least four (4) feet high on the outside.
- b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
- c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.

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

Issued: 12/31/2025

Status: CLS

Agenda No.: 112

Complexity Level: 2

Status: Active

Respondent: Tropical Sundance LLC
11490 Okeechobee Blvd, Ste 5, Royal Palm Beach, FL 3341

CEO: Jose Feliciano

Situs Address: 2449 S Military Trl, West Palm Beach, FL

Case No: C-2025-08050009

PCN: 00-42-44-13-00-000-3810

RE: Request to Amend Special Magistrate Order dated December 10, 2025, due to: Corresponding compliance letters on the SMO need to match the correct violations as stated in ePZB results.

cc: Tropical Sundance Llc

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

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. "