CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM

Special Magistrate: Earl K Mallory
Contested

Special Magistrate: Natalie Green-Moore
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Complexity Level: -** **Status:** Active
Respondent: VAD PBI RETAIL 2, LLC **CEO:** Jen L Batchelor
38 Grant St, St.Augustine, FL 32084
Situs Address: 2695 N Military Trl, West Palm Beach, FL **Case No:** C-2025-12050002
PCN: 00-42-43-24-05-000-0070 **Zoned:**

Violations:

1 **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. More specifically, inoperable vehicles being stored on the property.
Code: Unified Land Development Code - 5.B.1.A.3.a
Issued: 12/11/2025 **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. More specifically, vehicles with no tags in the parking lot behind the plaza.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 12/11/2025 **Status:** CCH

cc: Vad Pbi Retail 2, Llc

Agenda No.: 002 **Complexity Level:** 1 **Status:** Active
Respondent: 3950 GREENFIELD HOLDINGS LLC **CEO:** Maggie Bernal
3790 Sabal Lakes Rd, Delray Beach, FL 33445
Situs Address: 3950 Greenfield Ct, Boynton Beach, FL **Case No:** C-2025-08150007
PCN: 00-43-45-19-06-003-0040 **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: Interior renovations/conversions (Garage conversion to habitable space), without the proper permits is prohibited.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/19/2025 **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: Split A/C system 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

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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 08/19/2025 **Status:** CCH

cc: Monitoring

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: Polk, Avis R; Polk, Harold **CEO:** Maggie Bernal
7276 Willow Spring Cir N, Boynton Beach, FL 33436-9405
Situs Address: 7276 Willow Spring Cir N, Boynton Beach, FL **Case No:** C-2025-07210002
PCN: 00-42-45-12-11-000-0390 **Zoned:** RS
Violations:

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically: Additional (2nd) Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/22/2025 **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: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/22/2025 **Status:** CCH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Tong, Phuong **CEO:** Maggie Bernal
4339 NW 1st Dr, Deerfield Beach, FL 33442-9246
Situs Address: 4778 Poseidon Pl, Lake Worth, FL **Case No:** C-2025-11050003
PCN: 00-42-45-01-11-000-1940 **Zoned:** RS
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: 11/05/2025 **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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/05/2025 **Status:** CCH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
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

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:** SIT

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: Hechavarria, Ana Del Carmen Cespedes; Vazquez Navarro, Danyer Manuel **CEO:** Steve G Bisch
10092 Windtree Ln S, Boca Raton, FL 33428-5456
Situs Address: 10092 Windtree Ln S, Boca Raton, FL **Case No:** C-2025-11200009
PCN: 00-41-47-25-06-000-0200 **Zoned:** RS

Violations:

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

There is a large truck parked on the drive at this location. Search did not locate Business Tax Receipt for current business at this address
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Unified Land Development Code - 6.D.1.A.2.a
Issued: 11/24/2025 **Status:** CCH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: RCK007 LLC **CEO:** Steve G Bisch
22103 Altona Dr, Boca Raton, FL 33428-4773
Situs Address: 22103 Altona Dr, Boca Raton, FL **Case No:** C-2025-11120004
PCN: 00-41-47-22-05-000-0880 **Zoned:** RT

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 11/17/2025 **Status:** CCH

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 11/17/2025 **Status:** CCH

cc: Gassman, Alan S Esq
Rck007 Llc

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: TRUST FINANCIAL, LLC **CEO:** Steve G Bisch
718 SW 27th Pl, Boynton Beach, FL 33435
Situs Address: 5100 Oak Hill Rd, Delray Beach, FL **Case No:** C-2025-07080001
PCN: 00-42-46-11-03-000-2120 **Zoned:** AR

Violations:

3 **Details:** Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.
Code: PBC Amendments to FBC 8th Edition (2023) - 116.1
Issued: 07/15/2025 **Status:** CCH

cc: Trust Financial, Llc

Agenda No.: 009 **Complexity Level: -** **Status:** Active
Respondent: HOME DEPOT USA INC **CEO:** Richard F Cataldo
1201 Hays St, Tallahassee, FL 32301
Situs Address: 220 S State Road 7, West Palm Beach, FL **Case No:** C-2025-11040015
PCN: 00-42-44-06-11-000-0018 **Zoned:** MUPD

Violations:

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

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

More specifically, a canopy with lighting and chain link fencing erected without temporary use permit.
Code: Unified Land Development Code - 1.A.2
Issued: 11/14/2025 **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, a canopy erected in parking lot without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **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, lighting installed in canopy without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **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, chain link fencing erected around canopy without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **Status:** CCH

5 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan. More specifically, a canopy with lighting and chain link fencing erected in parking lot.
Code: Unified Land Development Code - 2.A.11
Issued: 11/14/2025 **Status:** CCH

cc: Home Depot Usa Inc
Zoning Division

Agenda No.: 010 **Complexity Level: -** **Status:** Active
Respondent: PEEDE, THOMAS A; PEEDE, TERRIANN M **CEO:** Richard F Cataldo
3105 Fargo Ave, Lake Worth, FL 33467-1011
Situs Address: 3105 Fargo Ave, Lake Worth, FL **Case No:** C-2025-10010004
PCN: 00-42-44-19-01-002-0090 **Zoned:** AR

Violations:

3 **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: 10/01/2025 **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, fences/gates have been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/01/2025 **Status:** CCH

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: Snyder, Bruce **CEO:** Darrin L Emmons
10779 Cambay Cir, Boynton Beach, FL 33437-3219
Situs Address: 10779 Cambay Cir, Boynton Beach, FL **Case No:** C-2025-10070018
PCN: 00-42-45-27-02-010-0110 **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, an attic vent has been erected or installed on the West side of the residence without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/09/2025 **Status:** CCH

Agenda No.: 012 **Complexity Level:** - **Status:** Active
Respondent: Gedeon, Morelus; Gedeon, Jazqueline **CEO:** Jose Feliciano
5900 Triphammer Rd, Lake Worth, FL 33463-1551
Situs Address: 5900 Triphammer Rd, Lake Worth, FL **Case No:** C-2025-11170019
PCN: 00-42-44-34-36-000-3300 **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, paverbrick driveways have been erected or installed without a valid building permit at property front.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/20/2025 **Status:** CCH

Agenda No.: 013 **Complexity Level:** 3 **Status:** Active
Respondent: Philemond, Grivenot **CEO:** Jose Feliciano
4314 Potomac Ave, West Palm Beach, FL 33406-5709
Situs Address: 4314 Potomac Ave, West Palm Beach, FL **Case No:** C-2025-10060015
PCN: 00-42-44-12-01-000-0150 **Zoned:** RM
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: Single family residence being used as a place of worship and assembly which includes the parking of motor vehicles on unimproved surfaces (grass) of property front and rear yard areas that is located in a residential zoning district. Obtain required approval from Zoning to use this residentially zoned single-family dwelling as a place of Worship and assembly.
Code: Unified Land Development Code - 1.A.2
Issued: 10/24/2025 **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, new windows have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/24/2025 **Status:** CCH

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: Ramos, Hector Manuel; Ramos, Veronica **CEO:** Jose Feliciano
6124 Plains Dr, Lake Worth, FL 33463-1509
Situs Address: 6124 Plains Dr, Lake Worth, FL **Case No:** C-2025-11140022
PCN: 00-42-44-34-29-000-2860 **Zoned:** RS
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: 11/14/2025 **Status:** CCH

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: BENCOSME, JOSE N; BENCOSME, GLORIA E **CEO:** Caroline Foulke
4218 Fern St, Lake Worth Beach, FL 33461-2776
Situs Address: 4218 Fern St, Lake Worth, FL **Case No:** C-2025-08250024
PCN: 00-42-44-24-18-000-0390 **Zoned:** RM
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: 08/26/2025 **Status:** CCH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: Jimenez, Luz E **CEO:** Kareem B Graham
7595 S Military Trl, Lake Worth, FL 33463-7808
Situs Address: 7595 S Military Trl, Lake Worth, FL **Case No:** C-2025-10020010
PCN: 00-42-45-12-01-002-1310 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/21/2025 **Status:** SIT

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: LARISE ATLANTIS INC **CEO:** Kareem B Graham
3107 Stirling Rd, Ste 104, Fort Lauderdale, FL 33312-8500
Situs Address: 6228 S Congress Ave, A, Lake Worth, FL **Case No:** C-2025-11120015
PCN: 00-43-45-06-00-000-1100 **Zoned:** CG
Violations:

1 **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:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, the Dumpster is not screened within the required enclosure.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 11/17/2025 **Status:** CCH

cc: Larise Atlantis Inc

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: Cherie A Byers; Stephen J Byers; The Byers Family Revocable Trust, Stephen J. Byers and Cherie Anne Byers Co- Trustees dated August 19, 2025
7396 Skyline Dr, Delray Beach, FL 33446-2218 **CEO:** Dennis A Hamburger
Situs Address: 7396 Skyline Dr, Delray Beach, FL **Case No:** C-2025-10230001
PCN: 00-42-46-15-01-001-0030 **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 wood deck has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/23/2025 **Status:** CCH

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: Williams, Evadney; Guirard, Stephanie; Williams, Douglas
10576 Tropic Palm Ave, Apt 202, Boynton Beach, FL 33437-2261 **CEO:** Dennis A Hamburger
Situs Address: 10576 Tropic Palm Ave, Unit 202, Boynton Beach, FL **Case No:** C-2025-09300011
PCN: 00-42-45-26-21-058-2020 **Zoned:** RS
Violations:

1 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 10/02/2025 **Status:** CCH

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: Long, Robert
15388 133rd Ter N, Jupiter, FL 33478-8525 **CEO:** Jamie G Illicete
Situs Address: 15388 133rd Ter N, Jupiter, FL **Case No:** C-2025-07160024
PCN: 00-41-41-16-00-000-5410 **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, windows and doors installed on single family dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/16/2025 **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, exterior siding and stucco on single family dwelling has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/16/2025 **Status:** CLS

Agenda No.: 021 **Complexity Level:** 2 **Status:** Active
Respondent: Roth, Austyn T
9576 171st St N, Jupiter, FL 33478-2215 **CEO:** Jamie G Illicete
Situs Address: 9576 171st St N, Jupiter, FL **Case No:** C-2025-10210190
PCN: 00-42-41-06-00-000-7250 **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.

More specifically, observed numerous Landscape and Tree Service trucks, trailers and equipment being brought onto property used for property owner's Landscape Service and Tree Service business.

Code: Unified Land Development Code - 1.A.2
Issued: 10/22/2025 **Status:** CCH

2 **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]

More specifically, parking vehicles exceeding 12,500 pounds (GVWR), or exceeding nine feet in height, or exceeding 26 feet in length on the property.

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/22/2025 **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, storage container(s) have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2025 **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, gas tanks have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2025 **Status:** CCH

5 **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. More specifically, operating Landscape Service, Lucky Landscaping LLC, on property without a Business Tax Receipt.

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 10/22/2025 **Status:** CCH

cc: Epage Consulting

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Raphael, Doreid; Raphael, Ruby **CEO:** Jill L Lovett
3526 Mountain Side Cir, West Palm Beach, FL 33406-4933
Situs Address: 161 Marguerita Dr, West Palm Beach, FL **Case No:** C-2025-10300024
PCN: 00-42-43-35-14-009-0210 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically but not limited to the trailer with the 4wheeler parked in the front yard on the grass.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 10/31/2025 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically but not limited to the trailer with the 4wheeler parked in the front yard on the grass.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/31/2025 **Status:** CCH

cc: Resident

Agenda No.: 023 **Complexity Level:** - **Status:** Active
Respondent: Rebollo, Raul C; Contreras Mejia, Princela A **CEO:** Timothy M Madu
11481 Tangerine Blvd, West Palm Beach, FL 33412-1802
Situs Address: 11481 Tangerine Blvd, West Palm Beach, FL **Case No:** C-2025-06180030
PCN: 00-41-42-35-00-000-1840 **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, the canopy has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/18/2025 **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 concrete pillars with electrical has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/18/2025 **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: 06/18/2025 **Status:** CCH

cc: Code Compliance

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: ACOSTA, MANUEL GONZALEZ **CEO:** Nedssa Miranda
150 Tropical Ave, West Palm Beach, FL 33415-1944
Situs Address: 150 Tropical Ave, West Palm Beach, FL **Case No:** C-2025-07090016
PCN: 00-42-43-35-02-017-0010 **Zoned:** RM

Violations:

4 **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. please adjust and fix the fallen wood fence in the front of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/15/2025 **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, membrane covered has been erected or installed without a valid building permit.

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

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: 07/15/2025 **Status:** CCH

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

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

Obtain a Certificate of Occupancy from the building official.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 07/15/2025 **Status:** CCH

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

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, POOL .

Obtain a Certificate of Completion for POOL

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/15/2025 **Status:** CCH

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: CANA, DAYAN **CEO:** Nedssa Miranda
4656 Cambridge St, Lake Worth, FL 33463-2271
Situs Address: 5701 Orange Rd, West Palm Beach, FL **Case No:** C-2025-12020041
PCN: 00-42-43-35-11-014-0181 **Zoned:** RM

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 RM MULTI FAMILY Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your residential property. The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 12/03/2025 **Status:** SIT

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/03/2025 **Status:** SIT

3 **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]

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.

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 12/03/2025 **Status:** SIT

Agenda No.: 026 **Complexity Level:** 1 **Status:** Active
Respondent: GALLERY, MARIO F **CEO:** Nedssa Miranda
180 Avocado Ave, West Palm Beach, FL 33413-1870
Situs Address: 180 Avocado Ave, West Palm Beach, FL **Case No:** C-2025-12090026
PCN: 00-42-43-35-11-015-0020 **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, BLACK METAL FENCE has been erected or installed without a valid building permit.

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, BLACK METAL FENCE.

Obtain required building permits for the BLACK METAL FENCE or remove the BLACK METAL FENCE. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Obtain a Certificate of Completion for BLACK METAL FENCE

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 12/11/2025 **Status:** CCH

Agenda No.: 027 **Complexity Level:** 1 **Status:** Active
Respondent: HANDY OAK PROPERTIES LLC **CEO:** Nedssa Miranda
2875 S OCEAN Blvd, Ste 200, Palm Beach, FL 33480
Situs Address: 1050 Handy Oak Cir, West Palm Beach, FL **Case No:** C-2025-10140020
PCN: 00-42-43-29-05-000-0590 **Zoned:** RS

Violations:

4 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
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: 10/21/2025 **Status:** CCH

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

Maintain all exterior surfaces in accordance with Section 14-33 (b). Pressure clean all exterior surfaces and or paint the structure.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 10/21/2025 **Status:** CCH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/21/2025 **Status:** CCH

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 and including Pressure clean and or paint the fence.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 10/21/2025 **Status:** CCH

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: YOUNG, JOHN GREGORY Sr; JEAN YOUNG, SARA **CEO:** Nedssa Miranda
5589 Lime Rd, West Palm Beach, FL 33413
Situs Address: 5589 Lime Rd, West Palm Beach, FL **Case No:** C-2025-12090025
PCN: 00-42-43-35-10-008-0030 **Zoned:** RM

Violations:

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

Obtain a Certificate of Completion for WIRE FENCE WITH TARP
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 12/10/2025 **Status:** CCH

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: VILLAFUERTE, MELVIN M; ORDONEZ, YECENI MARROQUIN **CEO:** Nedssa Miranda
5765 N Haverhill Rd, West Palm Beach, FL 33407-1765
Situs Address: 5765 N Haverhill Rd, West Palm Beach, FL **Case No:** C-2025-12030018
PCN: 00-42-43-02-04-007-0140 **Zoned:** RM

Violations:

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

Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and ten feet in the side or rear yard.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 12/11/2025 **Status:** CCH

Agenda No.: 030 **Complexity Level:** 1 **Status:** Removed
Respondent: PEREZ, OSVALDO SOSA **CEO:** Nedssa Miranda
707 Dixie Ln, West Palm Beach, FL 33415-3623
Situs Address: 707 Dixie Ln, West Palm Beach, FL **Case No:** C-2025-11130020
PCN: 00-42-44-02-01-000-1031 **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, GRAVEL DRIVEWAY has been erected or installed without a valid building permit.

Obtain required building permits for the GRAVEL DRIVEWAY or remove the GRAVEL DRIVEWAY.

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: 11/13/2025 **Status:** SIT

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to tree stump.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/13/2025 **Status:** SIT

Agenda No.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: TEGENOVA, PATRICIA **CEO:** Nedssa Miranda
4790 Marston Ln, Lake Worth, FL 33467-5671
Situs Address: 5986 Mango Rd, West Palm Beach, FL **Case No:** C-2025-10020018
PCN: 00-42-43-35-13-028-0011 **Zoned:** RM

Violations:

1 **Details:** Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. Specifically, domesticated livestock shall be allowed accessory to a Single Family residential use on a lot a minimum of one acre. The above-cited parcel is not a minimum of one acre.

Remove all livestock from the premises. REMOVE ALL THE CHICKENS AND ROOSTERS OFF THE PROPERTY
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 10/03/2025 **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, ROOFED STRUCTURE BEHIND THE HOUSE has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFED STRUCTURE BEHIND THE HOUSE or remove the ROOFED STRUCTURE BEHIND THE HOUSE. 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: 10/03/2025 **Status:** CCH

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: VALENCIA, YAMILKA **CEO:** Nedssa Miranda
1264 Judy Ln, West Palm Beach, FL 33406-5069
Situs Address: 110 Post Rd, West Palm Beach, FL **Case No:** C-2025-09240033
PCN: 00-42-43-36-00-000-7790 **Zoned:** RM

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]

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.

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 09/30/2025 **Status:** CCH

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

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

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 09/30/2025 **Status:** CCH

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

Park the TRAILERS in the side or rear yard and screen the TRAILER from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 09/30/2025 **Status:** CCH

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

Remove TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 09/30/2025 **Status:** CCH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. MORE SPECIFICALLY, INCLUDING BUT NOT LIMITED TO PORTABLE POTTY AND THE ILLEGAL DUMP OF TREE LADNSCAPE YOU HAVE PLACE ON PALM BEACH COUNTY PROPERTY. REFRAIN FROM USING THE COUNTY PROPERTY AS YOUR DUMPING GROUND.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/30/2025 **Status:** CCH

Agenda No.: 033 **Complexity Level:** 1 **Status:** Active
Respondent: YOUNG, JOHN G Sr; YOUNG, JOHN G Jr; YOUNG, SA **CEO:** Nedssa Miranda
5599 Lime Rd, West Palm Beach, FL 33413-1844
Situs Address: 5599 Lime Rd, West Palm Beach, FL **Case No:** C-2025-12090022
PCN: 00-42-43-35-10-008-0020 **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, WIRE FENCE WITH TARP has been erected or installed without a valid building permit.

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, WIRE FENCE WITH TARP. Obtain a Certificate of Completion for WIRE FENCE WITH TARP

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 12/10/2025 **Status:** CCH

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

Repair/maintain all accessory structures in disrepair. More specifically, the chain-link fence.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 12/10/2025 **Status:** CCH

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

Post the numerical address in accordance with Section 14-33 (c).

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/10/2025 **Status:** CCH

Agenda No.: 034 **Complexity Level:** 1 **Status:** Active
Respondent: Schwartz, Yitzchok; Kirzner, Samuel **CEO:** Adam F Moulton
1933 E 34th St, Brooklyn, NY 11234-4818
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:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM

cc: Kirzner, Samuel
Schwartz, Yitzchok

Agenda No.: 035 **Complexity Level: -** **Status:** Active
Respondent: Covell, Sonia **CEO:** Steve R Newell
2462 Treasure Isle Dr, Palm Beach Gardens, FL 33410-1349
Situs Address: 2462 Treasure Isle Dr, Palm Beach Gardens, FL **Case No:** C-2025-10100019
PCN: 00-43-41-29-11-002-0040 **Zoned:** RS

Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Specifically, a screen panel is missing.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 10/15/2025 **Status:** CCH

Agenda No.: 036 **Complexity Level: -** **Status:** Active
Respondent: Lacho, Mark **CEO:** Steve R Newell
14220 Harbor Ln, Palm Beach Gardens, FL 33410-1158
Situs Address: 14220 Harbor Ln, Palm Beach Gardens, FL **Case No:** C-2025-10230022
PCN: 00-43-41-20-02-000-0710 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
Specifically, installing dock pilings and making additional dock space without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/24/2025 **Status:** CCH

Agenda No.: 037 **Complexity Level: -** **Status:** Removed
Respondent: Pineapple 8 Holdings Llc **CEO:** Steve R Newell
6270 Longleaf Pine Dr, Jupiter, FL 33458-2479
Situs Address: 4242 County Line Rd, Jupiter, FL **Case No:** C-2025-12080002
PCN: 00-42-40-25-11-001-0010 **Zoned:** RS

Violations:

1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit.
"Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.
Specifically, the hedges in the right of way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 12/10/2025 **Status:** CLS

Agenda No.: 038 **Complexity Level: -** **Status:** Active
Respondent: Robert Frank Christenson, as Trustee of the Robert Frank Christensen Family Trust dated January 24, 2020 **CEO:** Steve R Newell
18359 Loxahatchee River Rd, Jupiter, FL 33458-3464
Situs Address: 18359 Loxahatchee River Rd, Jupiter, FL **Case No:** C-2025-11190025
PCN: 00-42-40-35-00-000-7050 **Zoned:** RS

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. Specifically, over 20 loads of land fill have been brought to the property without a permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 11/24/2025 **Status:** CCH

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

On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 11/24/2025 **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.
Specifically, the dead vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/24/2025 **Status:** CCH

Agenda No.: 039 **Complexity Level: -** **Status:** Removed
Respondent: Zaman, Aktar; Sultana, Tamanna **CEO:** Steve R Newell
4281 Heather Cir W, Palm Beach Gardens, FL 33410-5465
Situs Address: 9083 W Highland Pines Dr, Palm Beach Gardens, FL **Case No:** C-2025-08250034
PCN: 00-42-42-13-10-000-0290 **Zoned:** RM

Violations:

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.
The stucco above the garage door is cracked and chipped.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 09/30/2025 **Status:** CLS

Agenda No.: 040 **Complexity Level:** 1 **Status:** Active
Respondent: Eric Granitur, Trustee of the ARE E.L. TRUST **CEO:** Debbie N Plaud
20423 State Road 7, 368, Boca Raton, FL 33498-6797
Situs Address: 12225 200th St S, Boca Raton, FL **Case No:** C-2025-10300009
PCN: 00-41-47-10-00-000-1041 **Zoned:** AR

Violations:

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 pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 11/07/2025 **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: 11/07/2025 **Status:** CCH

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, barn is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/07/2025 **Status:** CCH

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

More specifically, barn is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 11/07/2025 **Status:** CCH

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: Leahy, Melodi J **CEO:** Debbie N Plaud
9847 Majorca Pl, Boca Raton, FL 33434-3713
Situs Address: 9847 Majorca Pl, Boca Raton, FL **Case No:** C-2025-10070007
PCN: 00-42-47-07-19-000-0760 **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 garage door has replaced without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/10/2025 **Status:** CCH

Agenda No.: 042 **Complexity Level:** 1 **Status:** Active
Respondent: U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TIT **CEO:** Debbie N Plaud
TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST
499 NW 70th Ave, Ste 309, Fort Lauderdale, FL 33317-757
Situs Address: 8757 Baystone Cv, Boynton Beach, FL **Case No:** C-2025-11030006
PCN: 00-42-45-32-03-000-0790 **Zoned:** AGR-PUD
Violations:

1 **Details:** All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)
Issued: 11/07/2025 **Status:** CCH

2 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

More Specifically, but not limited to, the interior of the structure is in a state of disrepair with missing drywall/ walls and exposed electrical wiring and plumbing.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 11/07/2025 **Status:** CCH

3 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 11/07/2025 **Status:** CCH

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

More specifically, gutter in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)

Issued: 11/07/2025 **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, interior repairs/renovations, including but not limited to drywall removal/repair, copper wiring removal and electrical wiring removal/repair without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/07/2025 **Status:** CCH

Agenda No.: 043 **Complexity Level: -** **Status:** Active
Respondent: Lora-Monier, Albert **CEO:** Teresa G Rouse
12005 Solon Dr, Apt 205, Orlando, FL 32826-2258
Situs Address: 2322 S Haverhill Rd, West Palm Beach, FL **Case No:** C-2025-10300016
PCN: 00-42-44-13-00-000-3760 **Zoned:** RM

Violations:

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/03/2025 **Status:** CCH

2 **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 provided that the vehicles are:

a. owned and used by a resident of the premises;
b. not parked in a required front setback or other area between the structure and the street, or on the street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period;
c. located in the side or rear yard and are screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height;
d. not used for living, sleeping, or housekeeping purposes;
e. operative and currently registered or licensed, as required by State or Federal law;
f. vehicles or marine vessels on navigable waterways are exempt; and,
g. one vehicle which does not meet the requirements above may be approved through the ZAR process upon demonstration that the Property Owner, family member, or legal tenant has a physical disability which requires a vehicle which cannot meet these requirements.

More specifically, the recreational vehicles parked on this property are in violation of this code section.

Code: Unified Land Development Code - 6.D.1.A.3
Issued: 11/03/2025 **Status:** CCH

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

Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 11/03/2025 **Status:** CCH

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles are parking on the grass which is not considered an improved surface.

Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 11/03/2025 **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 6-foot wood fence has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/03/2025 **Status:** CCH

cc: Occupant

Agenda No.: 044 **Complexity Level: -** **Status:** Active
Respondent: Solis, Lucila **CEO:** Teresa G Rouse
1974 E Chatham Rd, West Palm Beach, FL 33415-6318
Situs Address: 1974 E Chatham Rd, West Palm Beach, FL **Case No:** C-2025-10140014
PCN: 00-42-44-11-06-027-0130 **Zoned:** RM
Violations:

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

More specifically, property hedges are exceeding the allowable height and impeding the sidewalk.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 10/28/2025 **Status:** CCH

Agenda No.: 045 **Complexity Level: -** **Status:** Active
Respondent: Bedoya, Diana M Ospina; Sanclemente, Manuel F Morales **CEO:** Omar J Sheppard
2811 NW 95th Ave, Pompano Beach, FL 33065-5051
Situs Address: 31st Rd N, Loxahatchee, FL **Case No:** C-2025-11040011
PCN: 00-40-43-14-00-000-7900 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/05/2025 **Status:** CCH

2 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 11/05/2025 **Status:** CCH

3 **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, obtain a Permit for the Site Development and Fill. 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: 11/05/2025 **Status:** CCH

Agenda No.: 046 **Complexity Level: -** **Status:** Active
Respondent: De Gonzalez, Lylia C; Gonzalez Monroy, Jorge Arturo; Gonzalez Monroy, Andres Felipe; Gonzalez Torres, Lilia Esperanza
315 Villa Cir, Boynton Beach, FL 33435-8910 **CEO:** Omar J Sheppard
Situs Address: 16610 66th Ct N, Loxahatchee, FL **Case No:** C-2025-09240021
PCN: 00-40-42-36-00-000-4000 **Zoned:** AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/06/2025 **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, wooden gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/06/2025 **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, shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/06/2025 **Status:** CCH

4 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 11/06/2025 **Status:** CCH

5 **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: 11/06/2025 **Status:** CCH

cc: Gonzalez Monroy, Andres Felipe
Gonzalez Monroy, Jorge Arturo
Gonzalez Torres, Lilia Esperanza

Agenda No.: 047 **Complexity Level: -** **Status:** Active
Respondent: Carre, Gharvhel
12836 78th Pl N, West Palm Beach, FL 33412-2247 **CEO:** Christina G Stodd
Situs Address: 12836 78th Pl N, West Palm Beach, FL **Case No:** C-2025-08140011
PCN: 00-41-42-27-00-000-3520 **Zoned:** AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to garage in black bags and vegetative debris observed in the front swale of the property and some wood debris stored in the front yard.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/20/2025 **Status:** CCH

2 **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.

More specifically repair the screened in patio panels especially the bottom ones.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 08/20/2025 **Status:** CCH

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Please repair, the screens on the screened in porch in the rear of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/20/2025 **Status:** CCH

4 **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. Please mow the grass and trim the weeds on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/20/2025 **Status:** CCH

cc: Freedom Mortgage Corporation

Agenda No.: 048 **Complexity Level: -** **Status:** Active
Respondent: Erhardt, Edward N Jr **CEO:** Christina G Stodd
12525 51st Ct N, West Palm Beach, FL 33411-9084
Situs Address: 12525 51st Ct N, West Palm Beach, FL **Case No:** C-2025-08010014
PCN: 00-41-43-03-00-000-7830 **Zoned:** AR
Violations:

1 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically please mow the property and trim the weeds.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/05/2025 **Status:** CCH

cc: Erhardt, Edward N Jr
Freedom Mortgage Corporation
Jordan, Migdalia Esq
Zubkoff, Jeremy M Esq

Agenda No.: 049 **Complexity Level: -** **Status:** Active
Respondent: Joseph, Wesner **CEO:** Christina G Stodd
1179 N Benoist Farms Rd, Apt 111, West Palm Bch, FL 33411-9300
Situs Address: 15212 72nd Ct N, Loxahatchee, FL **Case No:** C-2025-04100014
PCN: 00-41-42-30-00-000-5770 **Zoned:** AR
Violations:

4 **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, B-2023-013399-0000 for a Single-Family Dwelling needs to be activated and obtain a Certificate of Occupancy.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 04/10/2025 **Status:** CCH

cc: Joseph, Wesner

Agenda No.: 050 **Complexity Level: -** **Status:** Active
Respondent: Ljongquist, Kirk **CEO:** Christina G Stodd
14538 94th St N, West Palm Beach, FL 33412-2519
Situs Address: 14538 94th St N, West Palm Beach, FL **Case No:** C-2025-10080002

PCN: 00-41-42-17-00-000-7250 **Zoned:** AR

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: 10/16/2025 **Status:** CCH

Agenda No.: 051 **Complexity Level: -** **Status:** Active
Respondent: Martinez, Kevin J **CEO:** Christina G Stodd
1056 SW 27th Pl, Boynton Beach, FL 33426-7830
Situs Address: 18231 W Sycamore Dr, Loxahatchee, FL **Case No:** C-2025-11070028
PCN: 00-40-43-10-00-000-6260 **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, driveway and pavement has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **Status:** CCH

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.

Equipment, commercial vehicles, and trailers observed stored on the property which is zoned as a Single Family Dwelling in an Agricultural Residential area. This property is zoned as residential not commercial.
Code: Unified Land Development Code - 1.A.2
Issued: 11/14/2025 **Status:** CCH

4 **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: 11/14/2025 **Status:** CCH

5 **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 fill dirt that was installed before the pavement was placed.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 11/14/2025 **Status:** CCH

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

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 11/14/2025 **Status:** CCH

cc: Marinez, Kevin

Agenda No.: 052 **Complexity Level: -** **Status:** Active
Respondent: Wilson, Daniel A **CEO:** Rl Thomas
13171 68th St N, West Palm Beach, FL 33412-1932
Situs Address: 13171 68th St N, West Palm Beach, FL **Case No:** C-2025-11200021
PCN: 00-41-42-33-00-000-1830 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/25/2025 **Status:** CCH

Agenda No.: 053 **Complexity Level: -** **Status:** Active
Respondent: Minaya, Wilmi; Minaya, Sarah **CEO:** Charles Zahn
204 Sleepy Hollow Dr, West Palm Beach, FL 33415-3143
Situs Address: 204 Sleepy Hollow Dr, West Palm Beach, FL **Case No:** C-2025-10220160
PCN: 00-42-44-01-06-001-0120 **Zoned:** RH
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: 11/14/2025 **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.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 11/14/2025 **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: 11/14/2025 **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: 11/14/2025 **Status:** CCH

Agenda No.: 054 **Complexity Level:** - **Status:** Active
Respondent: PINEWOOD SQUARE OWNER LLC **CEO:** Charles Zahn
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 6330 Lantana Rd, Building A, Lake Worth, FL **Case No:** C-2025-07170002
PCN: 00-42-44-39-02-001-0000 **Zoned:** MUPD
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: Dead, missing or diseased trees and vegetation in the required landscaping.
Code: Unified Land Development Code - 1.A.2
Issued: 07/17/2025 **Status:** CCH

2 **Details:** Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process.
Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.
Code: Unified Land Development Code - 7.E.3.B
Unified Land Development Code - 7.F.3.A.1
Issued: 07/17/2025 **Status:** CCH

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: Rivenburg, Mary; Rivenburg, Justin; Rivenburg, Jennifer **CEO:** Jen L Batchelor
14790 87th St N, Loxahatchee, FL 33470-4372
Situs Address: 14790 87th St N, Loxahatchee, FL **Case No:** C-2024-03210025
PCN: 00-41-42-20-00-000-3620
RE: Request to Rescind Special Magistrate Order dated December 12, 2024, due to: Change of ownership.

Agenda No.: 056 **Complexity Level:** - **Status:** Active
Respondent: POSH HOSPITALITY NO 3 CONGRESS AVENUE LLC **CEO:** Caroline Foulke
1533 SUNSET Dr, Ste 150, MIAMI, FL 33143
Situs Address: 2960 Kentucky St, West Palm Beach, FL **Case No:** C-2025-03250018
PCN: 00-43-44-05-08-002-0230
RE: Request to Rescind Special Magistrate Order dated September 3, 2025, due to: Change of ownership prior to compliance date.

cc: Posh Hospitality No 3 Congress Avenue Llc

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: Joseph, Richelieu; Joseph, Ilansie **CEO:** Christina G Stodd
17393 60th Ln N, Loxahatchee, FL 33470-3206
Situs Address: Tangerine Blvd, Loxahatchee,, FL **Case No:** C-2025-01280002
PCN: 00-40-42-35-00-000-4060
RE: Request to Rescind Special Magistrate Order dated July 2, 2025, due to: Property changed ownership.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Santos A. Escareno and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 448 Tuskegee Drive Lake Worth FL 33462, PCN# 00-43-45-06-03-009-0270.
448 Tuskegee Dr, Lake Worth, FL 33462-2120 **CEO:** Christina G Stodd
Situs Address: 448 Tuskegee Dr, Lake Worth, FL **Case No:** C-2023-09270001
PCN: 00-43-45-06-03-009-0270
RE: Request to Rescind Special Magistrate Order dated May 1, 2025, due to: Change of ownership prior to Part B of order expiring.

Agenda No.: 059 **Complexity Level:** 1 **Status:** Active
Respondent: DORCHESTER K CONDOMINIUM ASSOCIATION, INC
245 Dorchester K, West Palm Beach, FL 33417 **CEO:** Jen L Batchelor
Situs Address: 244 Dorchester K, West Palm Beach, FL **Case No:** C-2025-02070024
PCN: 00-42-43-23-29-011-2440
RE: Request to Amend Special Magistrate Order dated June 6, 2025, due to: Removal of PCN 00-42-43-23-29-011-2440 fi SMO. (PCN belongs to unit at issue but COA is responsible party).
cc: Dorchester K Condominium Association, Inc.

Agenda No.: 060 **Complexity Level:** - **Status:** Active
Respondent: SCOTT, WALTER G; SCOTT, HELEN E
11662 Lake Shore Pl, North Palm Beach, FL 33408-3204 **CEO:** Ronald Ramos
Situs Address: 11662 Lake Shore Pl, North Palm Beach, FL **Case No:** C-2024-02200026
PCN: 00-43-42-04-12-000-0070
RE: Request for hearing to challenge imposition of fine.

Agenda No.: 061 **Complexity Level:** 1 **Status:** Removed
Respondent: Jean-Louis, Emanuel Rene; Guillaume, Elizabeth
1685 Magnolia Ln, West Palm Beach, FL 33417-4456 **CEO:** Brian Burdett
Situs Address: 1685 Magnolia Dr, West Palm Beach, FL **Case No:** C-2025-06040012
PCN: 00-42-43-26-04-004-0040 **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, HVAC (split unit) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/30/2025 **Status:** CLS

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, chain link fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/30/2025 **Status:** CLS

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: HUERLANDER, SHANE M
6622 Eastview Dr, Lake Worth, FL 33462-3910 **CEO:** Kareem B Graham
Situs Address: 6622 Eastview Dr, Lake Worth, FL **Case No:** C-2025-08260030
PCN: 00-43-45-05-01-004-0180 **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, Paver Turnout has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/27/2025 **Status:** CCH

Agenda No.: 063 **Complexity Level: -** **Status:** Active
Respondent: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Raymond Strack, Sr. and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 14954 95th Lane N West Palm Beach FL 33412, PCN 00-41-42-17-00-000-3850.
1574 SW Fresno Rd, Port St Lucie, FL 34953-4329 **CEO:** Christina G Stodd
Situs Address: 14954 95th Ln N, West Palm Beach, FL **Case No:** C-2025-11200020
PCN: 00-41-42-17-00-000-3850 **Zoned:** AR

Violations:

1 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, please mow the grass and trim weeds on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 11/25/2025 **Status:** CCH

cc: Strack Raymond Sr Est

Agenda No.: 064 **Complexity Level:** 1 **Status:** Active
Respondent: GREEN, MARY L **CEO:** Kareem B Graham
5963 Tiffany Pl, West Palm Beach, FL 33417-4339
Situs Address: 5963 Tiffany Pl, West Palm Beach, FL **Case No:** C-2025-10030013
PCN: 00-42-43-26-17-002-0080 **Zoned:** RH

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 10/21/2025 **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: 10/21/2025 **Status:** CCH

Agenda No.: 065 **Complexity Level: -** **Status:** Active
Respondent: Redondas, Caridad Leon **CEO:** Omar J Sheppard
16930 W Cheltenham Dr, Loxahatchee, FL 33470-3717
Situs Address: 16930 W Cheltenham Dr, Loxahatchee, FL **Case No:** C-2025-07280021
PCN: 00-40-43-13-00-000-7970 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/19/2025 **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 storage building on the southeast corner of property 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

Agenda No.: 066 **Complexity Level:** - **Status:** Active
Respondent: Mangola, Nicole Marie; Esteva, Robert **CEO:** Omar J Sheppard
17184 88th Rd N, Loxahatchee Groves, FL 33470-2775
Situs Address: 17184 88th Rd N, Loxahatchee, FL **Case No:** C-2025-07280002
PCN: 00-40-42-23-00-000-1530 **Zoned:** AR
Violations:
1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/29/2025 **Status:** CCH

Agenda No.: 067 **Complexity Level:** - **Status:** Active
Respondent: EL BOSQUE PROPERTY MANAGEMENT LLC **CEO:** Christina G Stodd
12115 56th Pl N, West Palm Beach, FL 33411-8533
Situs Address: 15634 Orange Blvd, Loxahatchee,, FL **Case No:** C-2025-07100007
PCN: 00-41-42-31-00-000-3040 **Zoned:** AR
Violations:
2 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2023-031322-0000 for Site Development Residential 1 & 2 Family has expired and does not have a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/10/2025 **Status:** CCH

Agenda No.: 068 **Complexity Level:** - **Status:** Active
Respondent: Fertil, Anslot; Fertil, Elamene **CEO:** Paul Kelso
3335 Capri Rd, Palm Beach Gardens, FL 33410-2430
Situs Address: 3335 Capri Rd, Palm Beach Gardens, FL **Case No:** C-2025-11030043
PCN: 00-43-41-31-02-016-0260 **Zoned:** RM
Violations:
1 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 11/07/2025 **Status:** CCH

Agenda No.: 069 **Complexity Level:** 1 **Status:** Active
Respondent: ILLIONET, LESTOR **CEO:** Joanna Mirodias
7356 Willow Springs Cir S, Boynton Beach, FL 33436-9416
Situs Address: 7356 Willow Spring Cir S, Boynton Beach, FL **Case No:** C-2025-11170021
PCN: 00-42-45-12-15-000-1810 **Zoned:** RS
Violations:
1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/17/2025 **Status:** CCH

Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: WEST PALM REALTY LLC; WEST PALM NASSIM LLC **CEO:** Kareem B Graham
1200 S Pine island Rd, Plantation, FL 33324
Situs Address: 4560 Forest Hill Blvd, West Palm Beach, FL **Case No:** C-2025-12030001
PCN: 00-42-44-12-21-000-0011 **Zoned:** UC
Violations:
1 **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. More specifically, walls and roof areas are in need of regular cleaning and maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)

Issued: 12/12/2025 **Status:** CCH

2 **Details:** Accumulations of waste, yard trash, or rubble and debris that may harbor vermin or poisonous snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease vectors shall be considered a nuisance. More specifically, there is a large pool of standing water in the rear.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (2)
Issued: 12/12/2025 **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 seating area with fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/12/2025 **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: A seating area with astro turf, fencing and an awning has been erected in the rear without valid building permits or Zoning Approval.
Code: Unified Land Development Code - 1.A.2
Issued: 12/12/2025 **Status:** CCH

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. More specifically, there are multiple piles of vegetative debris throughout the parcel.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/12/2025 **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 damaged awning has been repaired without a valid building permit
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/12/2025 **Status:** CCH

7 **Details:** Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
Code: Palm Beach County Codes & Ordinances - 11.1.11
Issued: 12/12/2025 **Status:** CCH

8 **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 12/12/2025 **Status:** CCH

9 **Details:** Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process.
Code: Unified Land Development Code - 7.E.3.B
Issued: 12/12/2025 **Status:** CCH

10 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.

More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH

11 **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:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH

12 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.
More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH

13 **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:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH

14 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.
More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH

15 **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:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH

16 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.
More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH

17 **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:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH

18 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.
More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH

19 **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:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH

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

cc: West Palm Realty Llc

Agenda No.: 071 **Complexity Level: -** **Status:** Active
Respondent: CAGIGAS ORGANIZATION INC **CEO:** Caroline Foulke
1060 Grand Bahama Ln, Riviera Beach, FL 33404
Situs Address: 5761 S Military Trl, Lake Worth, FL **Case No:** C-2025-09240018
PCN: 00-42-44-36-38-001-0000 **Zoned:** MUPD

Violations:

1 **Details:** All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)
Issued: 09/29/2025 **Status:** CCH

2 **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
Issued: 09/29/2025 **Status:** CCH

3 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 09/29/2025 **Status:** CCH

4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. MORE SPECIFICALLY: FENCE IN DISREPAIR.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)

Issued: 09/29/2025 **Status:** CCH

Agenda No.: 072 **Complexity Level:** - **Status:** Active
Respondent: Serrano, Barbara Canizares **CEO:** Teresa G Rouse
3033 Military Trl, Lot 20, Lake Worth, FL 33463
Situs Address: 3033 S Military Trl, Lot 20, Lake Worth, FL **Case No:** C-2025-08270009
PCN: **Zoned:**
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an addition has been erected or installed onto the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/18/2025 **Status:** CCH

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: Gerb, Jacob; Ostrovsky, Daniella **CEO:** Debbie N Plaud
8725 Baystone Cv, Boynton Beach, FL 33473-4877
Situs Address: 8725 Baystone Cv, Boynton Beach, FL **Case No:** C-2025-09260005
PCN: 00-42-45-32-03-000-0750 **Zoned:** AGR-PUD
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been extended without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/02/2025 **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 # B-2024-001306-0000 Window & Door Replacement
Impact has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 10/02/2025 **Status:** CCH

3 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2024-001306-0000 Window & Door Replacement
Impact requires a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 10/02/2025 **Status:** CCH

Agenda No.: 074 **Complexity Level:** 1 **Status:** Active
Respondent: Ambrose, Samuel S **CEO:** Darrin L Emmons
307 Brittany G, Delray Beach, FL 33446-1132
Situs Address: 307 Brittany G, Delray Beach, FL **Case No:** C-2025-09260008
PCN: 00-42-46-22-07-007-3070 **Zoned:** RH
Violations:

1 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the front door and back door are covered with cardboard and tape due to being damaged. There is a broken window on the front of the residence. There are also damaged doors in the interior of the residence.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 09/29/2025 **Status:** CCH

2 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically but not limited to the a/c unit being inoperable.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 09/29/2025 **Status:** CCH

3 **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. More specifically but not limited to most, if not all, walls inside the unit that have holes or are in disrepair, the ceiling in the bathroom/walkway, as well as the kitchen cabinets/counter tops and the bathroom counter top.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 09/29/2025 **Status:** CCH

4 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. More specifically but not limited to the roaches inside the home.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 09/29/2025 **Status:** CCH

cc: Pbso

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: INTERNATIONAL CLUB AT VILLAGES OF ORIOLE ASSOCIATION INC.
40 SE 5th St, Ste 160, Boca Raton, FL 33443 **CEO:** Darrin L Emmons
Situs Address: S Oriole Blvd, FL **Case No:** C-2025-10160011
PCN: 00-42-46-16-09-004-0000 **Zoned:** RH
Violations:

1 **Details:** For the purpose of this Section, the term “vegetation” shall include tree(s), palm(s), and pine(s). Vegetation that is
required to be planted on a property per Code requirements or through a Condition(s) of Approval shall not be
removed without first applying for and being issued a Vegetation Removal and Replacement Permit. Removal of
vegetation without a valid permit shall be considered a violation of the Code or the DO, unless otherwise exempted
by the F.S. [Ord. 2019-005] [Ord. 2020-001]
Code: Unified Land Development Code - 7.B.5
Issued: 11/04/2025 **Status:** CCH

cc: International Club At Villages Of Oriole

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: Diglo, Michele; Diglo, Giuseppa
115 Magnolia St, Westbury, NY 11590-1853 **CEO:** Darrin L Emmons
Situs Address: 6347 Country Wood Way, Delray Beach, FL **Case No:** C-2025-11060020
PCN: 00-42-46-15-12-002-0050 **Zoned:** RH
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the concrete driveway has been extended without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/07/2025 **Status:** CCH

cc: Diglo, Giuseppa

Agenda No.: 077 **Complexity Level:** 1 **Status:** Active
Respondent: DeLucca, Andrew P
18300 104th Ter S, Boca Raton, FL 33498-1649 **CEO:** Darrin L Emmons
Situs Address: 18300 104th Ter S, Boca Raton, FL **Case No:** C-2025-10100006
PCN: 00-41-47-01-03-003-0070 **Zoned:** RS
Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically but not limited to, the facia has been removed on the back of this residential property.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/10/2025 **Status:** CCH

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 chain linked fence at this residential property is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)

Issued: 10/10/2025 **Status:** CCH

3 **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: 10/10/2025 **Status:** CCH

5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, there is a vehicle parked in the backyard of this residential property on the grass/dirt.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 10/10/2025 **Status:** CCH

Agenda No.: 078 **Complexity Level: -** **Status:** Active
Respondent: JAKUBAS, LISA; JAKUBAS, RONALD **CEO:** Ronald Ramos
13264 Silver Fox Ln, Palm Beach Gardens, FL 33418-7914
Situs Address: 13264 Silver Fox Ln, Palm Beach Gardens, FL **Case No:** C-2025-11060013
PCN: 00-41-41-20-01-003-0080 **Zoned:** AR
Violations:

2 **Details:** DETAILS: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 FENCES AND GATE(S) have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **Status:** CCH

Agenda No.: 079 **Complexity Level: -** **Status:** Active
Respondent: Mayorgas Property Management LLC **CEO:** Jose Feliciano
6295 Lake Worth Rd, Ste 20, Lake Worth, FL 33463-3033
Situs Address: 1441 S Military Trl, West Palm Beach, FL **Case No:** C-2025-12050017
PCN: 00-42-44-12-19-000-0010 **Zoned:** UI
Violations:

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

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

Mobile Food Vendor Trailer parked at property without required Zoning reviews or approval. Remove Mobile Food Vendor Trailer from property or obtain the required Temporary Use permit required to operate a food vending vehicle from property parking area.
Code: Unified Land Development Code - 1.A.2
Issued: 12/10/2025 **Status:** CCH

Agenda No.: 080 **Complexity Level: -** **Status:** Active
Respondent: Bermudez, Miguel Garcia; Ricardo, Dania Cabrera **CEO:** Steve R Newell
9455 Bloomfield Dr, Palm Beach Gardens, FL 33410-5937
Situs Address: 9455 Bloomfield Dr, Palm Beach Gardens, FL **Case No:** C-2025-12170006
PCN: 00-42-42-13-01-007-0210 **Zoned:** RM

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: 12/18/2025 **Status:** CCH

Agenda No.: 081 **Complexity Level:** 1 **Status:** Active
Respondent: DORVIL, WISLINE **CEO:** Maggie Bernal
3594 Lothair Ave, Boynton Beach, FL 33436-3122
Situs Address: 3594 Lothair Ave, Boynton Beach, FL **Case No:** C-2025-09040014
PCN: 00-43-45-19-03-020-0030 **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, Inoperable Vehicle.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/15/2025 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 09/15/2025 **Status:** CCH

3 **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: 09/15/2025 **Status:** CCH

Agenda No.: 082 **Complexity Level:** 1 **Status:** Active
Respondent: CLEOPHISE, LUBIN; LAMUR, SAMUEL A; CASTOR, BERNARD; LAMUR, ROSE B **CEO:** Maggie Bernal
192 Cove Rd, Greenacres, FL 33413-2144
Situs Address: 3627 Lothair Ave, Boynton Beach, FL **Case No:** C-2025-09170002
PCN: 00-43-45-19-03-014-0210 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/17/2025 **Status:** CCH

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: 09/17/2025 **Status:** CCH

cc: Castor, Bernard
Lamur, Rose B

Agenda No.: 083 **Complexity Level:** 1 **Status:** Active
Respondent: MLIG LLC **CEO:** Maggie Bernal
5701 Bayberry Ln, Fort Lauderdale, FL 33319-3517
Situs Address: 3546 Kitely Ave, Boynton Beach, FL **Case No:** C-2025-10300026
PCN: 00-43-45-19-03-019-0130 **Zoned:** RS

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: 11/03/2025 **Status:** CCH

cc: Mlig Llc

Agenda No.: 084 **Complexity Level:** 1 **Status:** Active
Respondent: SANTEJAN PROPERTIES LLC **CEO:** Maggie Bernal
3812 Lake Dr, Boynton Beach, FL 33435
Situs Address: 4769 Poseidon Pl, Lake Worth, FL **Case No:** C-2025-12100011
PCN: 00-42-45-01-11-000-0670 **Zoned:** RS

Violations:

1 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/10/2025 **Status:** CCH

2 **Details:** No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, or any motor vehicle on any public street, sidewalk and/or other thoroughfare or any R-O-W within a residential district 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.4.a.1
Issued: 12/10/2025 **Status:** CCH

3 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
More Specifically: Outdoor storage of unlicensed/unregistered and/or inoperable vehicle(s) is not permit in a residential area
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 12/10/2025 **Status:** CCH

Agenda No.: 085 **Complexity Level:** - **Status:** Removed
Respondent: De Fazio, Samuel G; De Fazio, Bonita D **CEO:** Jamie G Illicete
16211 130th Ave N, Jupiter, FL 33478-6528
Situs Address: 16211 130th Ave N, Jupiter, FL **Case No:** C-2025-09080027
PCN: 00-41-41-09-00-000-6060 **Zoned:** AR

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]

More specifically, commercial vehicle(s) that exceed 12, 500 pounds (GVWR) are being parked on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 09/09/2025 **Status:** CLS

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of inoperable vehicle(s) on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/09/2025 **Status:** CLS

5 **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. More specifically, more than three (3) trailers parked on property.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 09/09/2025 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM

Agenda No.: 086 **Complexity Level: -** **Status:** Active
Respondent: SRP SUB LLC **CEO:** Timothy M Madu
1201 Hays St, Tallahassee, FL 32301
Situs Address: 13355 43rd Rd N, West Palm Beach, FL **Case No:** C-2025-11060014
PCN: 00-41-43-09-00-000-6030 **Zoned:** AR

Violations:

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 pod line of the lot on any side of the lot adjacent to a developed lot.

More specifically, cut down all overgrown vegetation to seven inches.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 12/02/2025 **Status:** CCH

3 **Details:** Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.

More specifically, remove all standing dead trees throughout the property.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)
Issued: 12/02/2025 **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 front patio has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/02/2025 **Status:** CCH

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

More specifically, the roof flashing is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 12/02/2025 **Status:** CCH

cc: Srp Sub Llc
Srp Sub Llc

Agenda No.: 087 **Complexity Level: -** **Status:** Active
Respondent: LOPEZ, YAZUNARI; LOPEZ, PAUL **CEO:** Richard F Cataldo
8439 El Paso Dr, Lake Worth, FL 33467-1107
Situs Address: 8439 El Paso Dr, Lake Worth, FL **Case No:** C-2025-11030003
PCN: 00-42-44-19-01-022-0110 **Zoned:** AR

Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, fence(s) in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 11/03/2025 **Status:** CCH

Agenda No.: 088 **Complexity Level: -** **Status:** Active
Respondent: NOGUERA, GERMAN **CEO:** Richard F Cataldo
5752 Merry Oaks Rd, The Plains, VA 20198-9729
Situs Address: 7031 Park Lane Rd, Lake Worth, FL **Case No:** C-2025-07210029
PCN: 00-41-45-12-00-000-3010 **Zoned:** AR

Violations:

1 **Details:** Floodplain Development Permits or Approvals shall be issued pursuant to this article for any development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit. More specifically, the stable, white canopy structure, roofed accessory structure, fences, lean-tos, recreational vehicles, trailers, storage containers, and concrete pad.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following buildings, structures, and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 08/25/2025 **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 stable has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/25/2025 **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, roofed accessory structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/25/2025 **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, fences have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/25/2025 **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 lean-tos have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/25/2025 **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, storage containers have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/25/2025 **Status:** CCH

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/25/2025 **Status:** CCH

cc: Noguera, German

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM

Agenda No.: 089 **Complexity Level: -** **Status:** Active
Respondent: Summers, Jennifer L **CEO:** Timothy M Madu
11547 Tangerine Blvd, West Palm Beach, FL 33412-1863
Situs Address: 11547 Tangerine Blvd, West Palm Beach, FL **Case No:** C-2025-11120019
PCN: 00-41-42-35-00-000-3480 **Zoned:** AR

Violations:

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

More specifically, the pole containing security cameras and electrical conduit buried underground, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **Status:** CCH

2 **Details:** The purpose and intent of these regulations is to mitigate potential adverse environmental impacts, pathogens, and other nuisances associated with the inappropriate use or disposal of livestock waste received from off-site sources.
Adverse impacts include but are not limited to ground and surface water pollution due to excessive nutrient discharge, specifically nitrogen or phosphorus; odors or other nuisance from improperly stored, composted, or spread livestock waste. The storage or spreading of livestock waste that is received from off-site sources is prohibited unless in compliance with Art. 5.J.3.A. and Art. 5.J.3.B. Manure is allowed to be accepted from offsite sources to be used as an amendment to the soil. Composting of livestock waste is prohibited in the Glades Tier.

More specifically, remove the livestock waste from the site and bring the site into compliance with the ULDC. For questions on
ULDC manure regulations, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 5.J.1; 5.J.3
Issued: 11/14/2025 **Status:** CCH

Agenda No.: 090 **Complexity Level: -** **Status:** Active
Respondent: MASCHMEYER PROPERTIES 9120 LLC **CEO:** Paul Kelso
777 S Flagler Dr, Ste 500E, West Palm Beach, FL 33401
Situs Address: 9120 Old Dixie Hwy, West Palm Beach, FL **Case No:** C-2025-12090015
PCN: 00-43-42-17-00-000-7031 **Zoned:** CG

Violations:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 12/09/2025 **Status:** CCH

2 **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: 12/09/2025 **Status:** CCH

3 **Details:** Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
Code: Palm Beach County Codes & Ordinances - 11.1.11
Issued: 12/09/2025 **Status:** CCH

Agenda No.: 091 **Complexity Level:** 1 **Status:** Active
Respondent: HOME DEPOT USA INC **CEO:** Debbie N Plaud
1201 Hays St, Tallahassee, FL 32301 United States
Situs Address: 15050 S Jog Rd, Delray Beach, FL **Case No:** C-2025-10230018
PCN: 00-42-46-22-23-005-0020 **Zoned:** CG

Violations:

1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R-2018-0337 and Control #1981-00109 .

More specifically, outdoor storage of merchandise and pallets, are located outside of the designated area per the approved site plan.
Code: Unified Land Development Code - 2.A.11
Issued: 12/08/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM

cc: Home Depot Usa Inc

Agenda No.: 092 **Complexity Level:** 1 **Status:** Active
Respondent: AARONS, TRACY **CEO:** John Gannotti
2192 Quail Trl, Lake Worth Beach, FL 33461-5811
Situs Address: 2192 Quail Trl, Lake Worth, FL **Case No:** C-2024-11050007
PCN: 00-43-44-29-04-000-0023 **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, Inground Pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/07/2024 **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, 6' Vinyl White Fence/ Gate (Pool Barrier) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/07/2024 **Status:** CCH

Agenda No.: 093 **Complexity Level:** - **Status:** Active
Respondent: Hovnanian, Sirwart **CEO:** Caroline Foulke
90 Matawan Rd, Fl 500, Matawan, NJ 07747-2624
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
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-2023-000934-000 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

Agenda No.: 094 **Complexity Level: -** **Status:** Active
Respondent: PATEL SOUTHERN PROPERTIES, LLC **CEO:** Dwayne E Johnson
6501 Congress Ave, Ste 100, Boca Raton, FL 33487
Situs Address: 8843 Southern Blvd, West Palm Beach, FL **Case No:** C-2025-10270017
PCN: 00-42-43-32-11-001-0060 **Zoned:** MUPD

Violations:

1 **Details:** An overall unified architectural character and image shall be created by the use of common elements such as consistent forms, colors, materials, and details. Similar, but not identical, architectural treatment between pods within a multi-pod project may be permitted to allow diversity
within the project.

1) Similar architectural composition and treatment shall be provided on all sides of each building
contiguous to or visible from a public street or residential zoning district. [Ord. 2009-040]

2) Outparcels and accessory buildings within a project shall be constructed of compatible materials, color, and character as the principal building.
More specifically, the outparcel for the MUPD is currently developed with a Dunkin Donuts Type 1 Restaurant with a Drive-through. Building on properties within an MUPD are required to have a unified architectural character and image with each other. Per Art. 5.C.1.H.1.a, General. The Dunkin Donuts on this property recently repainted with colors that violate this Section of the Code.
Code: Unified Land Development Code - 5.C.1.H.1.a
Issued: 10/29/2025 **Status:** CCH

cc: Patel Southern Properties, Llc
Patel Southern Properties, Llc

Agenda No.: 095 **Complexity Level: -** **Status:** Active
Respondent: HANIMAN, BEVERLY Y **CEO:** Ronald Ramos
1813 Tudor Rd, North Palm Beach, FL 33408-2434
Situs Address: 1813 Tudor Rd, North Palm Beach, FL **Case No:** C-2025-09160003
PCN: 00-43-41-33-03-006-0230 **Zoned:** RS

Violations:

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

>>>MORE SPECIFICALLY, THERE ARE 2 VEHICLES PARKED IN THE DRIVEWAY WITH AN EXPIRED LICENSE PLATE (NPHQ70)FL. (JANUARY 2025) // (DWBU46)FL. (DECEMBER 2024) ATTACHED TO EACH VEHICLE.

CORRECTIONS: Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1

Issued: 09/19/2025 **Status:** CCH

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

MORE SPECIFICALLY, A WOOD TRELLIS has been erected or installed without a valid building permit.

CORRECTION: Obtain required building permits for the WOOD TRELLIS or remove the WOOD TRELLIS.
*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: 09/19/2025 **Status:** CCH

3 **Details:** details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 6' WHITE VINYL FENCE or has been erected or installed without a valid building permit.

CORRECTION: Obtain required building permits for the 6' WHITE VINYL FENCE remove the 6' WHITE VINYL 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: 09/19/2025 **Status:** CCH

Agenda No.: 096 **Complexity Level: -** **Status:** Active
Respondent: HANNA, MALKA **CEO:** Ronald Ramos
3729 Bahama Rd, Palm Beach Gardens, FL 33410-2370
Situs Address: 3729 Bahama Rd, Palm Beach Gardens, FL **Case No:** C-2025-09040016
PCN: 00-43-41-31-01-007-0020 **Zoned:** RM

Violations:

1 **Details:** DETAILS: Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.

>>>MORE SPECIFICALLY, THERE IS A LARGE DEAD STANDING TREE ERECTED NEAR THE NORTHERN PROPERTY LINE.

CORRECTIONS: Remove any standing dead trees in close proximity to developed lots or rights-of-way.

Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)
Issued: 09/10/2025 **Status:** CCH

2 **Details:** 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-2024-039906-0000 = ELECTRIC AWNING) IS INACT

CORRECTION: Permit #B-2024-039906-0000 has expired. Obtain a new permit or re-activate permit #B-2024-039906-0000.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 09/10/2025 **Status:** CCH

3 **Details:** 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.
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, IN THE BACKYARD, THERE IS OVERGROWN GRASS AND UNLANDSCAPED AREAS OF THE YARD.

CORRECTION: Provide the appropriate landscape maintenance. Specifically, TRIMMING, PRUNING AND REMOVAL OF WEEDS, BUSHES AND OF A TREE.
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)
Issued: 09/10/2025 **Status:** CCH

Agenda No.: 097 **Complexity Level: -** **Status:** Active
Respondent: HANNA, MALKA **CEO:** Ronald Ramos
3729 Bahama Rd, Palm Beach Gardens, FL 33410-2370
Situs Address: 3729 Bahama Rd, Palm Beach Gardens, FL **Case No:** C-2025-09260006
PCN: 00-43-41-31-01-007-0020 **Zoned:** RM
Violations:

1 **Details:** 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, STORE THE GARBAGE CAN(S) SCREENED FROM VIEW.

CORRECTION: 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)g.
Issued: 09/26/2025 **Status:** CCH

Agenda No.: 098 **Complexity Level: -** **Status:** Active
Respondent: MILLER, JUDY C **CEO:** Ronald Ramos
1982 Ardley Rd, North Palm Beach, FL 33408-2410
Situs Address: 1982 Ardley Rd, North Palm Beach, FL **Case No:** C-2025-09160002
PCN: 00-43-41-33-03-008-0010 **Zoned:** RS
Violations:

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

>>>MORE SPECIFICALLY, THE 6' WOOD FENCE ERECTED ALONG THE SOUTH PERIMETER OF THE SITUS IS IN DISREPAIR.

CORRECTION: Repair/maintain all accessory structures in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/19/2025 **Status:** SIT

Agenda No.: 099 **Complexity Level: -** **Status:** Active
Respondent: Cantway, Devon; Cantway, Daniel Jr **CEO:** Rl Thomas
7670 Banyan Blvd, Loxahatchee, FL 33470-5827
Situs Address: 7670 Banyan Blvd, Loxahatchee, FL **Case No:** C-2025-09240003
PCN: 00-40-42-25-00-000-1840 **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
Issued: 09/26/2025 **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.
Code: Unified Land Development Code - 6.D.1.A.3.b

Issued: 09/26/2025 **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.

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

Issued: 09/26/2025 **Status:** CCH

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. "