

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Situs Address: 6819 Torch Key St, Lake Worth, FL
PCN: 00-42-45-09-21-000-2010

Case No: C-2025-11030029
Zoned: RTS

Violations:	<p>1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Fence 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</p>
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Agenda No.: 006 **Complexity Level:** 1
Respondent: BD CONGRESS HOLDINGS INC
4489 NW 83rd Path, Doral, FL 33166-5935

Status: Removed
CEO: Maggie Bernal

Situs Address: 6950 S Congress Ave, Lake Worth, FL
PCN: 00-43-45-05-23-000-0010

Case No: C-2025-11030021
Zoned: CC

Violations:	<p>1 Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically,, Multiple Banners along Building Facade Code: Unified Land Development Code - 8.C.1 Issued: 11/05/2025 Status: CLS</p> <p>3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Face Change (Entry Sign Along Congress) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/05/2025 Status: CLS</p> <p>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, Face Change (Entry Sign along Congress) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/05/2025 Status: CLS</p>
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cc: Bd Congress Holdings Inc
Bd Congress Holdings Inc

Agenda No.: 007 **Complexity Level:** 1
Respondent: LAUREL OAK HOMEOWNERS ASSOCIATION, INC.
361 E Hillsboro Blvd, DeerfieldBeach, FL 33441

Status: Active
CEO: Steve G Bisch

Situs Address: Laurel Oak Cir, FL
PCN: 00-42-46-23-10-000-0036

Case No: C-2025-07010020
Zoned: RM

Violations:	<p>1 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. More specifically several trees have been removed from common areas in the Laurel Oaks HOA without tree removal permit. Code: Unified Land Development Code - 7.E.3.B Issued: 07/07/2025 Status: CCH</p>
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cc: Laurel Oak Homeowners Association Inc.

Agenda No.: 008 **Complexity Level:** 1
Respondent: THE SHORES AT BOCA RATON HOMEOWNERS ASSOCIATION INC
2424 N Federal Hwy, Boca Raton, FL 33431

Status: Postponed
CEO: Steve G Bisch

Situs Address: Ocean Mist Dr, Boca Raton, FL
PCN: 00-41-47-02-13-002-0010

Case No: C-2025-09260009
Zoned: PUD

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Violations: 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. The vegetation in this parcel on the west side of the development between the properties on Ocean Mist and the canal is overgrown.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 10/27/2025 **Status:** CCH

cc: Poliakoff Backer, Llp
The Shores At Boca Raton Hoa

Agenda No.: 009 **Complexity Level:** 1 **Status:** Removed
Respondent: Desraines, Roilnick **CEO:** Brian Burdett
2040 Wellington Rd, West Palm Beach, FL 33409-6324
Situs Address: 2040 Wellington Rd, West Palm Beach, FL **Case No:** C-2025-09250006
PCN: 00-43-43-29-02-006-0320 **Zoned:** RM

Violations: 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically but not limited to the metal shed that has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2025 **Status:** CLS

Agenda No.: 010 **Complexity Level:** 1 **Status:** Removed
Respondent: Jet Waters LLC **CEO:** Brian Burdett
1631 Grandview Blvd, Kissimmee, FL 34744
Situs Address: 5042 Norma Elaine Rd, West Palm Beach, FL **Case No:** C-2025-12090024
PCN: 00-42-43-26-03-000-0720 **Zoned:** RH

Violations: 1 **Details:** Parking shall be prohibited on all vacant properties. More specifically, two inoperative pickup trucks abandoned on a vacant lot
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/11/2025 **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 storage including but not limited to car parts.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/11/2025 **Status:** CLS

cc: Jet Waters Llc

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: M & A BROTHERS REALTY NO 10 INC **CEO:** Brian Burdett
1150 E Atlantic Blvd, Ste A, Pompano Beach, FL 33060-74
Situs Address: 1438 N Military Trl, West Palm Beach, FL **Case No:** C-2025-10030018
PCN: 00-42-43-25-00-000-5050 **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 and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations.
ii. Parking and storage of vehicles and trailers shall be on an improved surface
More specifically, (3) Trailers
Code: Unified Land Development Code - 5.B.1.A.3.b
Issued: 10/15/2025 **Status:** SIT

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- 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.
- Observation: Food Truck requires a Temporary Use Permit.
- Code:** Unified Land Development Code - 1.A.2
Issued: 10/15/2025 **Status:** CLS
- 4 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Pole Sign (Face Change) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/15/2025 **Status:** SIT

cc: M & A Brothers Realty No 10 Inc

Agenda No.: 012 **Complexity Level:** 1 **Status:** Removed
Respondent: Mondesir, Junior **CEO:** Brian Burdett
 8339 Saint Johns Ct, Wellington, FL 33414-7412
Situs Address: 1162 N Military Trl, West Palm Beach, FL **Case No:** C-2025-10240012
PCN: 00-42-43-25-00-000-5170 **Zoned:** CG

Violations:

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/05/2025 **Status:** CLS

2 Details: Parking shall be prohibited on all vacant properties. More specifically, no storing or parking of vehicles on a vacant lot.

Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/05/2025 **Status:** CLS

Agenda No.: 013 **Complexity Level:** - **Status:** Removed
Respondent: COOK, CHARLES W; COOK, BRANDI M **CEO:** Richard F Cataldo
 8316 Palomino Dr, Lake Worth, FL 33467-1116
Situs Address: 8316 Palomino Dr, Lake Worth, FL **Case No:** C-2025-09120009
PCN: 00-42-44-19-01-020-0050 **Zoned:** AR

Violations:

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/12/2025 **Status:** CLS

Agenda No.: 014 **Complexity Level:** 1 **Status:** Removed
Respondent: SAVIOTTI, ISABELLA; DE LOS RIOS, MONICA; DE L **CEO:** Richard F Cataldo
 RIOS, ADA
 9052 Melody Rd, Lake Worth, FL 33467-4748
Situs Address: 9052 Melody Rd, Lake Worth, FL **Case No:** C-2025-12040032
PCN: 00-42-44-30-01-011-0040 **Zoned:** AR

Violations:

1 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked on lawn.

Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 12/04/2025 **Status:** CLS

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	Issued: 11/05/2025		Status: CCH
2	<p>Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, Obtain the required permit for Site Development Permit to include a tree removal permit from Zoning.</p>		
	Code: PBC Amendments to FBC 8th Edition (2023) - 110.10		
	Issued: 11/05/2025		Status: CCH
3	<p>Details: Vegetation Removal and Replacement 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]</p>		
	Code: Unified Land Development Code - 7.B.5		
	Issued: 11/05/2025		Status: CCH

Agenda No.: 018	Complexity Level: 1	Status: Active																									
Respondent: Hoeffler, David		CEO: Darrin L Emmons																									
	5381 Cleveland Rd, Delray Beach, FL 33484-4227																										
Situs Address: 5381 Cleveland Rd, Delray Beach, FL		Case No: C-2025-12020040																									
PCN: 00-42-46-23-03-000-7871		Zoned: RS																									
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td colspan="3"> <p>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, two boats with one being on a trailer and a separate trailer was observed in front of this residential property.</p> </td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.3.c</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Issued: 12/03/2025</td> <td></td> <td>Status: SIT</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td colspan="3"> <p>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.</p> </td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Issued: 12/03/2025</td> <td></td> <td>Status: SIT</td> </tr> </table>			1	<p>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, two boats with one being on a trailer and a separate trailer was observed in front of this residential property.</p>				Code: Unified Land Development Code - 6.D.1.A.3.c				Issued: 12/03/2025		Status: SIT	2	<p>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.</p>				Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)				Issued: 12/03/2025		Status: SIT
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	Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)																										
	Issued: 12/03/2025		Status: SIT																								

Agenda No.: 019	Complexity Level: -	Status: Active	
Respondent: 1154 PB LLC		CEO: Caroline Foulke	
	708 SE 2nd St, Pompano Beach, FL 33060-7393		
Situs Address: 1156 S Military Trl, West Palm Beach, FL		Case No: C-2025-08270030	
PCN: 00-42-44-12-09-001-0011		Zoned: UI	

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Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/13/2025 **Status:** CCH

Agenda No.: 024 **Complexity Level:** - **Status:** Active
Respondent: Ulysse, Claude Jean **CEO:** Caroline Foulke
5727 Judd Falls Rd E, Lake Worth, FL 33463-1563
Situs Address: 5759 Dewitt Pl, Lake Worth, FL **Case No.:** C-2025-09290005
PCN: 00-42-44-35-03-000-6640 **Zoned:** RS
Violations: **3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/29/2025 **Status:** CCH

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: WILMINGTON TRUST, NATIONAL ASSOCIATION, NC **CEO:** John Gannotti
IN ITS INDIVIDUAL CAPACITY, BUT SOLEY AS
TRUSTEE OF MFRA TRUST 2014-2, Lima One Capital, L
201 E McBee Ave, Suite 300 Greenville, SC 29601.
201 E Mcbee Ave, Ste 300, Greenville, SC 29601-2884
Situs Address: 2000 Longwood Rd, West Palm Beach, FL 33409 **Case No.:** C-2025-12260005
PCN: 00-43-43-29-02-007-0420 **Zoned:** RM
Violations: **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A window was removed from the main dwelling and needs a permit for the wood and plexiglass replacement.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/05/2026 **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 pool is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/05/2026 **Status:** CCH
3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically open storage of trash and debris on the property to include the front side and rear of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/05/2026 **Status:** CCH
4 **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. More specifically, Repair the septic system as it is backing up into the dwelling.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 01/05/2026 **Status:** CCH
5 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the pool deck is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/05/2026 **Status:** CCH
6 **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically the roof has defects that are need of repair. More specifically the roof has defects that are need of repair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/05/2026 **Status:** CCH

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- 7 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically the rear electrical panel is open and accessible, and an open and accessible electromechanical timer for the pool pump located on the rear of the dwelling.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 01/05/2026 **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, A New Front Door was installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/05/2026 **Status:** CCH
- 9 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically windows need to be repaired or replaced. More specifically a window was removed from the northeast side of the main dwelling and wood and fixed piece of plexiglass was installed in place of the original window. Must be repaired by way of a permit.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 01/05/2026 **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, The Storage Building located in the back yard has been converted into livable space without benefit of permit or Certificate of Occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, the Storage Shed was converted into livable space.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 01/05/2026 **Status:** CCH
- 11 **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 paint the exterior of the dwelling where paint is flaking and falling off the west wall, Facia Boards are rotting on the accessory structure and main structure on the Parcel.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 01/05/2026 **Status:** CCH
- 12 **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-2018-003231-0000 for the fire alarm has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 01/05/2026 **Status:** CCH
- 13 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2017-024563-0000 for fire sprinkler has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 01/05/2026 **Status:** CCH
- 14 **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, permits (E-2018-003231-0000) and (P-2017-024563-0000) need to be completed.

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Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 01/05/2026 **Status:** CCH

cc: Lima One Capital, Llc
Wilmington Trust, National Association, Not In Its Individual Capacity,

Agenda No.: 026 **Complexity Level:** 1 **Status:** Removed
Respondent: ADAIR, CINDY **CEO:** Kareem B Graham
6023 Bania Woods Cir, Lake Worth, FL 33462-2106
Situs Address: 6023 Bania Wood Cir, Lake Worth, FL **Case No:** C-2025-10010008
PCN: 00-42-44-37-01-006-0010 **Zoned:** RM

Violations:

1	Details: Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property. Code: Unified Land Development Code - 5.E.4.E.2.c.1 Issued: 10/28/2025 Status: CLS
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Agenda No.: 027 **Complexity Level:** 1 **Status:** Active
Respondent: AKSHARM AHAM LLC **CEO:** Kareem B Graham
238 NE 1st Ave, Delray Beach, FL 33444
Situs Address: 4469 Morrison Ave, Lake Worth, FL **Case No:** C-2025-12040014
PCN: 00-42-44-36-02-000-1930 **Zoned:** CN

Violations:

1	Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 12/10/2025 Status: SIT
2	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: 12/10/2025 Status: SIT
3	Details: Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached. Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign. Message Center or Digital Display are prohibited for window signs. [Ord. 2022-029] Code: Unified Land Development Code - 8.B.4. Issued: 12/10/2025 Status: CLS

cc: Aksharm Aham Llc

Agenda No.: 028 **Complexity Level:** 1 **Status:** Removed
Respondent: KRAUS, JENIFER; BLOEM, STEVEN GEORGE Jr **CEO:** Kareem B Graham
7511 Overlook Dr, Lake Clarke Shores, FL 33467 United States
Situs Address: 7310 Spinnaker Bay Dr, Lake Worth, FL **Case No:** C-2025-09260007
PCN: 00-42-45-10-07-000-1390 **Zoned:** RTS

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: CLS
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cc: Bloem, Steven George Jr

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: CUSTOM GROUP INC; CITY PREMIER GROUP LLC **CEO:** Kareem B Graham
1610 N Ocean Blvd, Apt 1203, PompanoBeach, FL 33062
Situs Address: 6620 Hillside Ln, Lake Worth, FL **Case No:** C-2025-11240020
PCN: 00-43-45-04-00-000-7170 **Zoned:** RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal roof has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/02/2025 **Status:** SIT

cc: Custom Group Inc

Agenda No.: 030 **Complexity Level:** 1 **Status:** Active
Respondent: H&B PARTNERSHIP LLC **CEO:** Kareem B Graham
 7901 4th St N, Ste 300, St Petersburg, FL 33702
Situs Address: 691 N Military Trl, West Palm Beach, FL **Case No.:** C-2025-11200018
PCN: 00-42-43-36-20-000-0010 **Zoned:** CG

Violations:

- 1** **Details:** No person in charge or control of any property, whether as owner, Tenant, occupant, or otherwise, shall allow any non-operative, wrecked, junked, discarded or partially dismantled motor vehicle to remain on such property longer than ten (10) days.
Code: Palm Beach County Codes & Ordinances - Ordinance 89-26
Issued: 11/25/2025 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/25/2025 **Status:** CLS

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

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

 Observation: More specifically, a dumpster has been added to parcel without Zoning approval.
Code: Unified Land Development Code - 1.A.2
Issued: 11/25/2025 **Status:** SIT

- 4** **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.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 11/25/2025 **Status:** SIT

- 5** **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. For specific planting requirements a copy of the Final Regulating Plan can be provided.
Code: Unified Land Development Code - 7.E.3.B
Issued: 11/25/2025 **Status:** SIT

- 6** **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: 11/25/2025 **Status:** SIT

- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple loads of gravel have spread without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/25/2025 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM**

- 8 **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: 11/25/2025 **Status:** SIT
- 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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/25/2025 **Status:** SIT

cc: H&B Partnership Llc
H&B Partnership Llc

Agenda No.: 031 **Complexity Level:** 1 **Status:** Removed
Respondent: SOUTHTRUST FINANCIAL LLC **CEO:** Kareem B Graham
 1250 S Pine Island Rd, Ste 200, Plantation, FL 33324 United States
Situs Address: 3644 Lantana Rd, Lake Worth, FL **Case No:** C-2025-12080021
PCN: 00-43-44-39-00-000-0034 **Zoned:** CN

Violations:

- 1 **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition. More specifically, the building is developing a layer of dirt/mold and should be power washed/maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 12/10/2025 **Status:** CLS
- 2 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, the parking lot striping has faded and is not visible.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 12/10/2025 **Status:** CLS
- 3 **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. More specifically, the sign is rusting and is in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 12/10/2025 **Status:** CLS
- 4 **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 and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations.
ii. Parking and storage of vehicles and trailers shall be on an improved surface

More specifically, vehicles are being stored on grass.
Code: Unified Land Development Code - 5.B.1.A.3.b
Issued: 12/10/2025 **Status:** CLS
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, c has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/10/2025 **Status:** CLS

cc: Southtrust Financial Llc

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: Monahan, David A; Fourney, Francesca E **CEO:** Dennis A Hamburger
 5306 Greenwood Dr, Delray Beach, FL 33484-1133
Situs Address: 5306 Greenwood Dr, Delray Beach, FL **Case No:** C-2025-12020002
PCN: 00-42-46-11-04-000-0550 **Zoned:** AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Violations: **3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container 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

Agenda No.: 033 **Complexity Level:** 1 **Status:** Removed
Respondent: Nazaire, Hermile **CEO:** Dennis A Hamburger
 4517 Frances Dr, Delray Beach, FL 33445-3254
Situs Address: 4517 Frances Dr, Delray Beach, FL **Case No:** C-2026-01050001
PCN: 00-42-46-13-06-003-0260 **Zoned:** RS

Violations: **2** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/07/2026 **Status:** CLS

Agenda No.: 034 **Complexity Level:** 1 **Status:** Removed
Respondent: Pasler, Jeffrey A **CEO:** Dennis A Hamburger
 14521 Shadow Wood Ln, Delray Beach, FL 33484-3641
Situs Address: 14521 Shadow Wood Ln, Delray Beach, FL **Case No:** C-2025-12190001
PCN: 00-42-46-15-12-005-0390 **Zoned:** RH

Violations: **1** **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 12/19/2025 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/19/2025 **Status:** CLS

Agenda No.: 035 **Complexity Level:** 1 **Status:** Removed
Respondent: Rashid, Doralis M **CEO:** Dennis A Hamburger
 5479 Pine Tree Dr, Delray Beach, FL 33484-1130
Situs Address: 5479 Pine Tree Dr, Delray Beach, FL **Case No:** C-2025-10140024
PCN: 00-42-46-11-04-000-0762 **Zoned:** AR

Violations: **4** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 10/22/2025 **Status:** CLS

Agenda No.: 036 **Complexity Level:** 1 **Status:** Active
Respondent: Butler, James A; Butler, Johanna S **CEO:** Jamie G Illicete
 12039 169th Ct N, Jupiter, FL 33478-6015
Situs Address: 12039 169th Ct N, Jupiter, FL **Case No:** C-2026-01150031
PCN: 00-41-41-10-00-000-1170 **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, wood and wire fence not being maintained and are in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/22/2026 **Status:** CCH
3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of tree limbs, vegetative debris or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/22/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Violations:

- 1** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.
- More specifically, construction activity under permit B-2025-022644-0000 for Recreation Court and permit B-2024-011133-0000 for Wall Perimeter / Entry Columns - SFD has adversely impacted the condition of the adjacent property. Construction silt fencing has not been installed, resulting in impacts to the property located at 18140 Woodside Trail, Jupiter, FL. Dirt and water have been discharged onto the adjacent property, and dust, sediment, and water runoff are not being contained within the construction site. In addition, the drainage system has not been maintained or completed, allowing water runoff from this property to impact adjacent properties.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 12/09/2025 **Status:** CLS
- 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, failed to obtain a Certificate of Completion for permit B-2024-011133-0000 for Wall Perimeter / Entry Columns - SFD.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 12/09/2025 **Status:** CLS

Agenda No.: 040 **Complexity Level:** - **Status:** Active
Respondent: Precision Property Partners, LLC **CEO:** Jamie G Illicete
18223 River Oaks Dr, Jupiter, FL 33458
Situs Address: 15834 Guild Ct, Jupiter, FL **Case No:** C-2025-09230007
PCN: 00-41-41-18-03-000-0240 **Zoned:** PIPD

Violations:

- 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 # M-2024-046366-0000 for HVAC - Equipment-Further Description: Replace, like for like, 5 ac units has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 10/22/2025 **Status:** CLS
- 3** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2022-032209-0000 for Electrical- Further Description: LED Conversion in the Office Area has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 10/22/2025 **Status:** CCH
- 4** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, failed to obtain a Certificate of Completion for permit # M-2024-046366-0000 for HVAC - Equipment -Further Description: Replace, like for like, 5 ac units.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 10/22/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM**

	Code: Unified Land Development Code - 6.D.1.A.3.c	Issued: 10/28/2025	Status: CCH
3	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically but not limited to the pick up parked on the grass/dirt in front of the residence and not parked on an improved surface. Any vehicle parked on the grass/dirt at this residence is in violation as well.		
	Code: Unified Land Development Code - 6.D.1.A.1.b.2	Issued: 10/28/2025	Status: CCH

Agenda No.: 048	Complexity Level: 1	Status: Postponed
Respondent: Cadet, Fernand		CEO: Jill L Lovett
	7926 Griswold St, Lake Worth, FL 33462-6110	
Situs Address: 7926 Griswold St, Lake Worth, FL		Case No: C-2025-10280029
PCN: 00-43-45-10-07-000-0570		Zoned: RM
Violations:		
1	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically but not limited to the white trailer parked on the north side of the front of the property.	
	Code: Unified Land Development Code - 6.D.1.A.3.c	Status: CCH
	Issued: 10/28/2025	
2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to the debris and items left outside the trailer that is illegally parked in the front yard as well as other miscellaneous items observed in the front yard/property.	
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	Status: CCH
	Issued: 10/28/2025	
3	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically but not limited to the white trailer parked on the north side of the front of the property.	
	Code: Unified Land Development Code - 6.D.1.A.3.b	Status: CCH
	Issued: 10/28/2025	

Agenda No.: 049	Complexity Level: 1	Status: Postponed
Respondent: Pontus TP Portfolio LLC		CEO: Jill L Lovett
	1200 South Pine Island, Plantation, FL 33324 United States	
Situs Address: 3030 N Military Trl, West Palm Beach, FL		Case No: C-2025-12290003
PCN: 00-42-43-13-01-004-0020		Zoned: CG
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: CCO observed several beds and miscellaneous items in the carwash area that people are using to live in.	
	Code: Unified Land Development Code - 1.A.2	Status: CCH
	Issued: 01/14/2026	
2	Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically but not limited to the outside of the building has graffiti on it as well as a large amount of trash and debris in the parking lot.	
	Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)	Status: CCH
	Issued: 01/14/2026	
3	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. More specifically but not limited to one of the trees on the Right Of Way on Community Dr have fallen and needs to be replaced.	
	Code: Unified Land Development Code - 7.E.3.B	Status: CCH
	Issued: 01/14/2026	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Situs Address: 5989 Coconut Blvd, West Palm Beach, FL
PCN: 00-41-43-03-00-000-3560

Case No: C-2025-03180011
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, Electric water heater has been installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/03/2025 **Status:** CLS

Agenda No.: 053

Complexity Level: -

Status: Active

Respondent: Trepetin, Gregory; Trepetin, Sonia
712 U.S. Highway One, Ste 400, North Palm Beach, FL 334

CEO: Timothy M Madu

Situs Address: 11159 54th St N, West Palm Beach, FL
PCN: 00-41-43-02-00-000-5010

Case No: C-2025-08260022
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 external structure in the front setback has been erected or installed without a valid building permit, to include electrical, plumbing, and the split air-condition unit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/26/2025 **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 metal storage container to the rear of the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/26/2025 **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.
- More specifically, the open storage of pavers stored in the front of the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/26/2025 **Status:** CCH

cc: Trepetin, Gregory
Trepetin, Sonia

Agenda No.: 054

Complexity Level: 1

Status: Active

Respondent: 6632 WALLACE ROAD LLC
4710 Hunting Trl, Lake Worth, FL 33467-3526

CEO: Nedssa Miranda

Situs Address: 6632 Wallis Rd, West Palm Beach, FL
PCN: 00-42-43-27-05-005-1720

Case No: C-2026-01200185
Zoned: RS

Violations:

- 1** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, paint the property accordingly.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 01/23/2026 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM**

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, YELLOW METAL/STRUCTURE has been erected or installed without a valid building permit.

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/23/2026 **Status:** SIT

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

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

This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed commercial vehicles, construction materials, several outdoor storage, equipment, materials.

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: 01/23/2026 **Status:** SIT

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: MUNOZ, ZENON MARTINEZ; ALTAMIRANO, JARMII **CEO:** Nedssa Miranda
5575 Lime Rd, West Palm Beach, FL 33413-1844
Situs Address: 5575 Lime Rd, West Palm Beach, FL **Case No:** C-2025-10280015
PCN: 00-42-43-35-10-008-0040 **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, FENCE (PVC) has been erected or installed without a valid building permit. Obtain required building permits for the FENCE (PVC) or remove the FENCE (PVC)

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

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Obtain a Certificate of Completion for FENCE PERMIT..

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 10/29/2025 **Status:** SIT

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

Obtain required building permits for the SHED #1 BROWN /STRUCTURE or remove the SHED #1 BROWN/ STRUCTURE.

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

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

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

- Issued:** 10/29/2025 **Status:** SIT
- 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:** 10/29/2025 **Status:** SIT
- 4** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
- Issued:** 10/29/2025 **Status:** SIT
- 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 TRAILER 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:** 10/29/2025 **Status:** SIT
- 6** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit and height does not exceed 9 feet.
- Discontinue parking any vehicles exceeding 12,500 pounds (GVWR) and height does not exceed 9 feet.
- 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:** 10/29/2025 **Status:** SIT
- 7** **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:** 10/29/2025 **Status:** CLS
- 8** **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
- Post the numerical address in accordance with Section 14-33 (c).
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)
- Issued:** 10/29/2025 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM**

6 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, CARPORT permit # B-1981-026950-0000 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, CARPORT permit # B-1981-026950-0000.

Obtain a Certificate of Completion for CARPORT permit # B-1981-026950-0000

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 01/23/2026

Status: SIT

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

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

This property has approval for a Single-Family Dwelling within the AR/RSA Zoning District. More specifically, inconsistent Development Order.

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: 01/23/2026

Status: SIT

Agenda No.: 057

Complexity Level: 1

Status: Active

Respondent: COLLADO, ROBERTO; COLLADO, MIRIAM
16 Shepard Ln, Swiftwater, PA 18370-7747

CEO: Nedssa Miranda

Situs Address: 5893 Mango Rd, West Palm Beach, FL

Case No.: C-2025-10020019

PCN: 00-42-43-35-13-027-0130

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: 10/03/2025

Status: SIT

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

Obtain a Certificate of Completion for FENCE

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM**

5	Issued: 10/03/2025	Status: SIT	
	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. Fence disrepair		
	Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)		
	Issued: 10/03/2025	Status: CLS	
6	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.		
	Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.		
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)		
	Issued: 10/03/2025	Status: CLS	
7	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). Apply fresh paint to surfaces with visible fading or dirt accumulation		
	Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)		
	Issued: 10/03/2025	Status: SIT	

Agenda No.: 058	Complexity Level: 1	Status: Active	
Respondent: FLIGHTWAY TWENTY ONE LLC		CEO: Nedssa Miranda	
	890 S Dixie Hwy, CORALGABLES, FL 33146-2603		
Situs Address: 6562 Belvedere Rd, West Palm Beach, FL		Case No.: C-2026-01200147	
PCN: 00-42-43-27-05-005-0051		Zoned: IL	
Violations:	1	Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.	
		Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, Paint the property.	
		Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)	
		Issued: 01/21/2026	Status: SIT
	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.	
		Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height within the first 25 feet adjacent to a developed lot.	
		Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)	
		Issued: 01/21/2026	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.	
		Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
		Issued: 01/21/2026	Status: SIT
	4	Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	
		Maintain the exterior of the structure in accordance with Section 14-33 (a). Maintain the exterior of the structure in accordance with Section 14-33 (a).More specifically, including but not limited to all necessary repair to the structure of the entire property.	
		Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)	
		Issued: 01/21/2026	Status: SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Situs Address: 198 Tropical Ave, West Palm Beach, FL
PCN: 00-42-43-35-02-010-0010

Case No: C-2026-01050021
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, 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: 01/06/2026 **Status:** SIT
- 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]
- 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: 01/06/2026 **Status:** SIT

Agenda No.: 062

Complexity Level: 1

Status: Removed

Respondent: SALINAS, JAIMIE CRISTINA
968 Overbrook Pl, West Palm Beach, FL 33413-1144

CEO: Nedssa Miranda

Situs Address: 968 Overbrook Pl, West Palm Beach, FL
PCN: 00-42-43-34-01-000-0060

Case No: C-2025-12260012
Zoned: AR

Violations:

- 2** **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: 12/29/2025 **Status:** CLS
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property and including the Fill Dirt on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/29/2025 **Status:** CLS
- 4** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicle parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn
- Code:** Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 12/29/2025 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Violations:

- 1 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior wall has areas in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 08/05/2025 **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, repair work to exterior wall has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/05/2025 **Status:** CCH

cc: The Plum At Boca Pointe Condominium Association, Inc.

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: THE PLUM AT BOCA POINTE CONDOMINIUM **CEO:** Adam F Moulton
ASSOCIATION, INC.
40 SE 5th St, 610, Boca Raton, FL 33432
Situs Address: 6807 Via Regina, FL **Case No:** C-2025-07220014
PCN: **Zoned:**

Violations:

- 1 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, several exterior walls are in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 08/05/2025 **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, repairs to exterior wall have been started without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/05/2025 **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-2024-002373-0000 for re-roofing has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2024-002373-0000 does not have a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 08/05/2025 **Status:** CCH

cc: The Plum At Boca Pointe Condominium Association, Inc.

Agenda No.: 069 **Complexity Level:** 1 **Status:** Active
Respondent: THE PLUM AT BOCA POINTE CONDOMINIUM **CEO:** Adam F Moulton
ASSOCIATION, INC.
40 SE 5th St, 610, Boca Raton, FL 33432
Situs Address: 6819 Via Regina, Boca Raton, FL **Case No:** C-2025-07220016
PCN: **Zoned:**

Violations:

- 1 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior walls have areas in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 08/05/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 08/05/2025 **Status:** CCH

cc: The Plum At Boca Pointe Condominium Association, Inc.

Agenda No.: 072 **Complexity Level:** 1 **Status:** Active
Respondent: THE PLUM AT BOCA POINTE CONDOMINIUM **CEO:** Adam F Moulton
ASSOCIATION, INC.
40 SE 5th St, 610, Boca Raton, FL 33432
Situs Address: 6766 Via Regina, Boca Raton, FL **Case No:** C-2025-07220020
PCN: **Zoned:**

- Violations:**
- 1** **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior walls have area of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 08/05/2025 **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, exterior wall work has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/05/2025 **Status:** CCH

cc: The Plum At Boca Pointe Condominium Association, Inc.

Agenda No.: 073 **Complexity Level:** - **Status:** Active
Respondent: NORUSIS, KEVIN; NORUSIS, KATHRYN **CEO:** Nick N Navarro
7635 Oakmont Dr, Lake Worth, FL 33467-1219
Situs Address: 7635 Oakmont Dr, Lake Worth, FL **Case No:** C-2025-12160010
PCN: 00-42-44-20-01-000-0070 **Zoned:** RS

- Violations:**
- 1** **Details:** Section R4501.17.1.1 of the Florida Building Code – Residential Volume (FBC-R), requires pool barriers to be installed around the entire perimeter of a pool, spa or hot tub.

>> Install a residential swimming pool barrier in accordance with Code Sections R4501.17.1 through R4501.17.3 of the Florida Building Code, Residential. A building permit is required for the swimming pool barrier.

Building Division Main Office
2300 N. Jog Road
West Palm Beach, FL 33411
Phone: 561.233.5119
Email: PZB-Bldg@pbcgov.org
Code: PBC Amendments to FBC 8th Edition (2023) - FBC-R4501.17
Issued: 12/16/2025 **Status:** CCH

Agenda No.: 074 **Complexity Level:** - **Status:** Removed
Respondent: SHELTON, MARIE **CEO:** Nick N Navarro
4424 Regeny Dr, Lake Worth Beach, FL 33461-4536
Situs Address: 4424 Regency Dr, Lake Worth, FL **Case No:** C-2025-09110002
PCN: 00-43-44-30-01-055-0021 **Zoned:** RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Situs Address: 3162 Florida Blvd, Palm Beach Gardens, FL **Case No:** C-2025-10020017
PCN: 00-43-41-31-02-024-0280 **Zoned:** RM

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

 >>>MORE SPECIFICALLY, THERE IS OPEN STORAGE BETWEEN THE STREET AND STRUCTURE.

 CORRECTION: 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: 10/02/2025 **Status:** CLS
 - 2 **Details:** DETAILS: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

 >>>MORE SPECIFICALLY, THERE VEHICLES AND TRAILER(S) PARKED ON THE GRASS.

 CORRECTION: Park vehicles on an improved surface or remove the vehicle(s).
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 10/02/2025 **Status:** CLS

Agenda No.: 077 **Complexity Level:** - **Status:** Active
Respondent: WALKER INVESTMENT PROPERTIES LLC **CEO:** Ronald Ramos
 3735 SHARES PL, Ste C, West Palm Beach, FL 33404

Situs Address: 14410 Palmwood Rd, 39, Palm Beach Gardens, FL **Case No:** C-2025-09250028
PCN: 00-43-41-20-18-000-0390 **Zoned:** RTS

- Violations:**
- 1 **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, BOAT DOCKING COLUMNS (SLIP #39) have been erected or installed without a valid building permit.

 CORRECTION: Obtain required building permits for the BOAT DOCKING COLUMNS (SLIP #39) or remove the BOAT DOCKING COLUMNS (SLIP #39).
 *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: 09/30/2025 **Status:** SIT

Agenda No.: 078 **Complexity Level:** - **Status:** Active
Respondent: Unknown Personal Representative, Spouse, Heirs,
 Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees
 and All Other Parties Claiming By, Through, Under or
 Against the Estate of Edna P. Gee and All Other Unknown
 Persons or Parties Having or Claiming to Have Any Right,
 Title or Interest in the Property Located at 2304 Sherwood
 Forest Blvd, West Palm Beach, Florida, 33415, PCN #
 00-42-44-14-11-014-0250.
 2304 Sherwood Forest Blvd, West Palm Beach, FL
 33415-6908

Situs Address: 2304 Sherwood Forest Blvd, West Palm Beach, FL **Case No:** C-2026-01080013
PCN: 00-42-44-14-11-014-0250 **Zoned:** RM

- Violations:**
- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the yard is overgrown and are not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/22/2026 **Status:** CCH
 - 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, vegetative debris, trash and similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

CODE COMPLIANCE
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Issued: 01/22/2026 **Status:** CCH
3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence is missing pickets and is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/22/2026 **Status:** CCH

Agenda No.: 079 **Complexity Level:** - **Status:** Active
Respondent: Bishop, Samantha M **CEO:** Teresa G Rouse
4139 Bougainvillea St, West Palm Beach, FL 33406-4810
Situs Address: 4139 Bougainvillea St, West Palm Beach, FL **Case No:** C-2025-09180011
PCN: 00-42-44-12-10-001-0090 **Zoned:** RM

- Violations:**
- 1** **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: 09/18/2025 **Status:** CCH
 - 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, an inoperable vehicle(s) parked on the property, automotive parts, lumber, pallets, equipment, and similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/18/2025 **Status:** CCH
 - 3** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the grass and weeds are overgrown and are not being maintained on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/18/2025 **Status:** CLS
 - 4** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, the RV and jet ski parked on the property are not properly screened from view in accordance with this code section.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 09/18/2025 **Status:** CCH

Agenda No.: 080 **Complexity Level:** - **Status:** Removed
Respondent: Carrasco Ramos, Jorge Arturo **CEO:** Teresa G Rouse
3033 S Military Trl, Lot 19, Lake Worth, FL 33463
Situs Address: 3033 S Military Trl, Lot 19, Lake Worth, FL **Case No:** C-2025-09050006
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 additional has been erected or installed to the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/15/2025 **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, electrical work has been erected or installed to the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/15/2025 **Status:** CCH

Agenda No.: 081 **Complexity Level:** 1 **Status:** Active
Respondent: Holzen, Lucas Alan **CEO:** Omar J Sheppard
3306 Black Oak Ct, Boynton Beach, FL 33436-6607
Situs Address: FL **Case No:** C-2025-09230021
PCN: 00-41-43-11-00-000-6340 **Zoned:**

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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Violations: **2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/06/2025 **Status:** CCH

Agenda No.: 082 **Complexity Level:** 1 **Status:** Active
Respondent: Jarugula, Saibabu; Jarugula, Vijaya **CEO:** Omar J Sheppard
10682 Old Hammock Way, Wellington, FL 33414-3148
Situs Address: 20910 Antoinette St, Loxahatchee, FL **Case No:** C-2025-12050014
PCN: 00-40-42-32-00-000-3430 **Zoned:** AR

Violations: **1** **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/19/2025 **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, a shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/19/2025 **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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/19/2025 **Status:** CCH

cc: Jarugula, Saibabu

Agenda No.: 083 **Complexity Level:** 1 **Status:** Removed
Respondent: Jimenez, Yandy Oscar **CEO:** Omar J Sheppard
18266 48th Ave N, Loxahatchee, FL 33470-2354
Situs Address: 18266 48th Ave N, Loxahatchee, FL **Case No:** C-2025-08250014
PCN: 00-40-43-10-00-000-1550 **Zoned:** AR

Violations: **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden shed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2025 **Status:** CLS

Agenda No.: 084 **Complexity Level:** 3 **Status:** Active
Respondent: Narala, Srinivas R; Narala, Neelima **CEO:** Omar J Sheppard
14160 Rock Salt Rd, Delray Beach, FL 33446-2257
Situs Address: 59th Ln N, FL **Case No:** C-2025-10220157
PCN: 00-40-43-05-00-000-1030 **Zoned:** AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

Violations:

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
 Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/27/2025 **Status:** CCH

Agenda No.: 085 **Complexity Level:** - **Status:** Removed
Respondent: Ranjit, Julie **CEO:** Omar J Sheppard
 2051 NW 76th Ter, Hollywood, FL 33024-3651
Situs Address: 20554 Antoinette St, Loxahatchee, FL **Case No:** C-2025-11070012
PCN: 00-40-42-32-00-000-3470 **Zoned:** AR

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/05/2025 **Status:** CLS

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an electrical meter has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/05/2025 **Status:** CLS

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/05/2025 **Status:** CLS

Agenda No.: 086 **Complexity Level:** 1 **Status:** Removed
Respondent: THIEBAUD CORPORATION **CEO:** Omar J Sheppard
 1230 N F St, Lake Worth., FL 33460 United States
Situs Address: 641 NW 17th St, Belle Glade, FL **Case No:** C-2025-10230017
PCN: 00-36-43-36-01-001-0031 **Zoned:** RM

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: 11/10/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM

17355 90th St N, Loxahatchee, FL 33470-2610

Situs Address: 17355 90th St N, Loxahatchee, FL
PCN: 00-40-42-14-00-000-5930

Case No: C-2025-06180016
Zoned: AR

Violations:

- 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, Fill has been added to the property and requires a site development permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 06/23/2025 **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.
- Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 06/23/2025 **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, a large wooden structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/23/2025 **Status:** CCH

Agenda No.: 091 **Complexity Level:** 1 **Status:** Removed
Respondent: Crisscross Concrete Cutting & Drilling INC. **CEO:** RI Thomas
 270 NW 193rd St, Miami, FL 33169-3534

Situs Address: 82nd, FL **Case No:** C-2025-09250032
PCN: 00-40-42-23-00-000-7550 **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: 09/30/2025 **Status:** CLS

cc: Crisscross Concrete Cutting & Drilling Inc.

Agenda No.: 092 **Complexity Level:** 1 **Status:** Active
Respondent: Mesadieu, Wiliiau; Mesadieu, Lowing **CEO:** RI Thomas

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM**

14715 82nd Ln N, Loxahatchee, FL 33470-4366

Situs Address: 14715 82nd Ln N, Loxahatchee, FL

PCN: 00-41-42-20-00-000-7540

Case No: C-2025-05090021

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 wooden/tin structure has been erected or installed without a valid building permit.

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

Issued: 06/03/2025

Status: CCH

Agenda No.: 093

Complexity Level: -

Status: Removed

Respondent: Nassau Square, LLC

CEO: RI Thomas

1201 Hays St, Tallahassee, FL 32301

Situs Address: 7745 Lake Worth Rd, Building G, Lake Worth, FL

Case No: C-2025-07140017

PCN: 00-42-44-28-29-001-0000

Zoned: CG

Violations:

1 **Details:** Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached. Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign. Message Center or Digital Display are prohibited for window signs. [Ord. 2022-029]

More specifically, the units in question with excessive signage are:

Code: Unified Land Development Code - 8.B.4

Issued: 07/16/2025

Status: CLS

cc: Nassau Square, Llc

Agenda No.: 094

Complexity Level: 1

Status: Active

Respondent: Kohn, Benjamin

CEO: Jen L Batchelor

33 Irene Dr, Monroe, NY 10950-2420

Situs Address: 178 Somerset I, West Palm Beach, FL

Case No: C-2025-04220027

PCN: 00-42-43-23-34-009-1780

RE: Request to Rescind Special Magistrate Order dated October 8, 2025, due to: Change of ownership Dec 17, 2025.

cc: Kohn, Benjamin

Agenda No.: 095

Complexity Level: 1

Status: Active

Respondent: Damon B. Capozio, as Trustee, of the Damon B. Capozio Revocable Trust

CEO: Debbie N Plaud

5455 Canal Dr, Lake Worth, FL 33463-8017

Situs Address: 5455 Canal Dr, Lake Worth, FL

Case No: C-2024-07230010

PCN: 00-42-45-11-01-000-0320

RE: Request for hearing to challenge imposition of fine.

cc: Castro, Michael

Agenda No.: 096

Complexity Level: -

Status: Removed

Respondent: SUMMERLIN, EDWIN

CEO: Paul Pickett

5976 Elmhurst Rd, West Palm Beach, FL 33417-4318

Situs Address: 5976 Elmhurst Rd, West Palm Beach, FL 33417

Case No: C-2019-08260013

PCN: 00-42-43-26-17-010-0090

RE: Request to Rescind Special Magistrate Order dated January 15, 2020, and Release of Lien Recorded August 8, 2022, in Official Record Book 32740, Page 1422-1426, due to: Duplicate case (2006-04140038) that addressed the storage container.

Agenda No.: 097

Complexity Level: 1

Status: Active

Respondent: Hb2 Alternative Holdings Llc

CEO: Adam F Moulton

14405 Walters Rd, Ste 200, Houston, TX 77014-1345

Situs Address: 9332 Laurel Green Dr, Boynton Beach, FL

Case No: C-2025-06050002

PCN: 00-42-45-22-06-000-2960

RE: Request to Rescind Special Magistrate Order dated November 5, 2025, due to: New deed recorded on the hearing date for ownership change a year prior. No new case. Permit now active.

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM**

Violations:

- | | |
|----------|---|
| 1 | <p>Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Unpermitted advertised outdoor event on residential property. CCO FILLS IN: Advertised full bar, alcohol, live entertainment, food trucks, \$25.00 table reservations, security, free parking.</p> <p>Code: Unified Land Development Code - 1.A.2
Issued: 03/23/2026 Status: CCH</p> |
| 2 | <p>Details: Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. More specifically, the amplified music heard outside the property line.</p> <p>Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 03/23/2026 Status: CCH</p> |

cc: 1115 Stallion Llc

Agenda No.: 101	Complexity Level: -	Status: Active
Respondent: Elva, Julia; Wilk, Kathleen Nell 2312 Redwood Rd, West Palm Beach, FL 33409-6154		CEO: Dwayne E Johnson
Situs Address: 2312 Redwood Rd, West Palm Beach, FL 33409		Case No.: C-2022-12120036
PCN: 00-42-43-25-09-041-0100		
RE: Request to Rescind Special Magistrate Order dated September 6, 2023 due to: Lis Pendens filed 2/18/2019, and ownership change recorded on 08/27/2025.		

cc: Code Enforcement

Agenda No.: 102	Complexity Level: 1	Status: Active
Respondent: Rubi, Alain A; Perez Cabrera, Yenitze M 5591 Orange Rd, West Palm Beach, FL 33413		CEO: Omar J Sheppard
Situs Address: 5591 Orange Rd, Unit A, West Palm Beach, FL 33413		Case No.: C-2022-06070032
PCN: 00-42-43-35-10-004-0090		
RE: Request to Rescind Special Magistrate Order dated January 1, 2023 due to: Incorrect parcel was cited. Property has since complied under C-2023-11090013 and C-2023-11090014.		

Agenda No.: 103	Complexity Level: 1	Status: Active
Respondent: Seus, Reslande; Kernizan, Eber 140 Possum Pass, West Palm Beach, FL 33413-2227		CEO: John Gannotti Type: Irreparable
Situs Address: 140 Possum Pass, West Palm Beach, FL		Case No.: C-2026-04010001
PCN: 00-42-43-27-05-012-0051		Zoned: RE

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. More specifically the amplified music and crowd noise of unpermitted party on a residential property.</p> <p>Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 04/01/2026 Status: CCH</p> |
|----------|--|

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 15, 2026 9:00 AM**

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

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

Observation: Large unpermitted party on residential property. CCO FILLS IN: PBSO responded to location. Witnessed a large unpermitted party. Tickets sold to enter and attend. Commercial use on residential property. Extremely dangerous conditions, large gathering. Owners notified day prior to cancel gathering scheduled the day prior.

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

Issued: 04/01/2026

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. "