

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM**

- Code:** Unified Land Development Code - 6.D.1.A.1.c
Issued: 10/27/2025 **Status:** CCH
- 3** **Details:** Parking shall be prohibited on all vacant properties. More specifically,, Commercial vehicle.
Code: Unified Land Development Code - 6.D.1.A.1.c
Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/27/2025 **Status:** CCH
- 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, Garbage Containers.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/27/2025 **Status:** CCH

cc: Donald Harry Bailey

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: Negron, Daniel **CEO:** Maggie Bernal
7851 S Military Trl, Lake Worth, FL 33463-8140
Situs Address: 7851 S Military Trl, Lake Worth, FL **Case No:** C-2026-02050014
PCN: 00-42-45-12-04-009-0040 **Zoned:** AR

- Violations:**
- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 02/06/2026 **Status:** CCH
- 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: 02/06/2026 **Status:** CCH
- 3** **Details:** Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)
Issued: 02/06/2026 **Status:** CCH
- 4** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/06/2026 **Status:** CCH
- 5** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
More Specifically: Permit # B2002-033201 (Residential Pool) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 02/06/2026 **Status:** CCH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Rivera Mejia, Isabel teresa **CEO:** Maggie Bernal
1510 Crest Dr, Lake Worth Beach, FL 33461-6064
Situs Address: 1510 Crest Dr, Lake Worth, FL **Case No:** C-2026-02110004
PCN: 00-43-44-32-04-009-0100 **Zoned:** RS

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/13/2026 **Status:** CCH
- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.1.b.2

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Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alterations including not limited to replacement of bathtub with walk in shower and converting kitchen wall to half wall without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/31/2025 **Status:** CCH

Agenda No.: 009

Complexity Level: 1

Status: Active

Respondent: Scarbrough, Dolores

CEO: Steve G Bisch

21928 White Pne, Boca Raton, FL 33428-3058

Situs Address: 21928 White Pne, Boca Raton, FL

Case No: C-2025-11170027

PCN: 00-42-47-19-09-000-0340

Zoned: RS

Violations:

- 1** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. There are tarps covering the roof structure indicative of water leakage to the interior structure.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 11/26/2025 **Status:** CCH
- 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. There is cracked and broken stucco on archway exterior wall and front porch header. The screen room has torn and missing screens.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/26/2025 **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. There are a number of items stored near the front door and there are tarps and sandbags on the roof of this structure
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/26/2025 **Status:** CCH

Agenda No.: 010

Complexity Level: 1

Status: Active

Respondent: Urieta, Jose; Vergara, Esperanza N

CEO: Steve G Bisch

22911 Sailfish Rd, Boca Raton, FL 33428-5825

Situs Address: 22911 Sailfish Rd, Boca Raton, FL

Case No: C-2025-12090011

PCN: 00-41-47-25-02-000-1180

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, Roofed structures have been added on the north and south sides of this dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **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. There are construction materials on site with no active building permits.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/09/2025 **Status:** CCH
- 3** **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/09/2025 **Status:** CCH

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- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 08/13/2025 **Status:** CCH

6 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.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 08/13/2025 **Status:** CCH
- 7 Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (d)
Issued: 08/13/2025 **Status:** CCH
- 8 Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 08/13/2025 **Status:** CCH
- 9 Details:** All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (h)
Issued: 08/13/2025 **Status:** CCH
- 10 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: 08/13/2025 **Status:** CCH

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: 6282 SOUTH CONGRESS LLC **CEO:** Kareem B Graham
1319 Lake Erie Dr, Lake Worth, FL 33461
Situs Address: 6282 S Congress Ave, Lake Worth, FL **Case No:** C-2025-11120021
PCN: 00-43-45-06-00-000-1140 **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: The storage and operation of multiple (4+) food trucks. Some with roped off seating areas with tables and chairs.

Code: Unified Land Development Code - 1.A.2
Issued: 11/17/2025 **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, Electric work was done to tie in a new electrical outlet for Food truck operation without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/17/2025 **Status:** CCH

cc: 6282 South Congress Llc

Agenda No.: 030 **Complexity Level:** 1 **Status:** Active
Respondent: ATLANTIS PLAZA INVESTMENTS INC **CEO:** Kareem B Graham
1180 S Military Trl, West Palm Beach, FL 33415-4724
Situs Address: 6074 S Congress Ave, Lake Worth, FL **Case No:** C-2025-11120020
PCN: 00-43-45-06-00-000-1050 **Zoned:** CG

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- 14 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, there are multiple dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 1.A.2
Issued: 11/19/2025 **Status:** CCH
- 15 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, there are multiple dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 1.A.2
Issued: 11/19/2025 **Status:** CCH
- 16 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, there are multiple dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 1.A.2
Issued: 11/19/2025 **Status:** CCH
- 17 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Chain-link fenced storage/box processing areas have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/19/2025 **Status:** CCH
- 18 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # 2020-019664-0000 (Wall Supported Sign) has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 11/19/2025 **Status:** CCH
- 19 Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307.
- More specifically, fenced in storage and box processing areas were installed/erected without valid building permits or Zoning Approval.
- Code:** Unified Land Development Code - 2.A.11

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Violations:	1	<p>Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.</p> <p>Code: Unified Land Development Code - 8.C.1</p> <p>Issued: 02/18/2026</p>	<p>Status: CCH</p>
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cc: Water Wizards Of Fl Llc

Agenda No.: 053	Complexity Level: 1	Status: Active
Respondent: BLACK GOLD LLC		CEO: Nedssa Miranda
525 OKEECHOBEE Blvd, Ste 1200, West Palm BeachPALMBEACH, FL 33401		
Situs Address: 6622 Wallis Rd, 1, West Palm Beach, FL		Case No.: C-2026-01200184
PCN: 00-42-43-27-05-005-1700		Zoned: RS

Violations:	1	<p>Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 01/22/2026</p>	<p>Status: CCH</p>
	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ELECTRICAL FOR FENCE has been erected or installed without a valid building permit.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, ELECTRICAL FOR FENCE. Obtain a Certificate of Completion for ELECTRICAL FOR FENCE permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 01/22/2026</p>	<p>Status: CCH</p>
	3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE (CHAINLINK AND WOOD) has been erected or installed without a valid building permit.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, FENCE (CHAINLINK AND WOOD). Obtain a Certificate of Completion for FENCE (CHAINLINK AND WOOD) permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 01/22/2026</p>	<p>Status: CCH</p>

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7 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, DOOR ENTRY INACTIVE PERMIT # B-2014-015766-0000 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, DOOR ENTRY INACTIVE PERMIT # B-2014-015766-0000.

Obtain a Certificate of Completion for DOOR ENTRY INACTIVE PERMIT # B-2014-015766-0000

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

Issued: 02/05/2026 **Status:** CCH

cc: Kyzar, David L Jr
Kyzar, Kimberly R

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: Abdinson Inc. a.k.a ABDINSON 3, INC. **CEO:** Joanna Mirodias
 401 W Boynton Beach Blvd, Boynton Beach, FL 33435
Situs Address: 1033 James Rd, Lake Worth, FL **Case No:** C-2025-11100011
PCN: 00-43-45-09-03-000-0160 **Zoned:** RM

Violations:

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

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

Observation: The residence is currently being used as storage for the adjacent commercial property and has been converted into a walk-in freezer.
Code: Unified Land Development Code - 1.A.2
Issued: 11/21/2025 **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 driveway located at 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: 11/21/2025 **Status:** CCH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the rear attached patio/roof structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2025 **Status:** CCH
- 6** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the fire-related damage.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/21/2025 **Status:** CCH

**CODE COMPLIANCE
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MAY 06, 2026 9:00 AM**

Situs Address: Old Dixie Hwy, FL
PCN: 00-43-46-04-17-000-0891

Case No: C-2026-03160009
Zoned: RM

Violations:

- 1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/19/2026 **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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2026 **Status:** CCH

cc: Claudio, Cid

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: BELLINO EQUITIES BOCA LLC **CEO:** Adam F Moulton
4000 Hollywood Blvd, Ste 765S, Hollywood, FL 33021-677

Situs Address: 9060 Kimberly Blvd, Building 1, Boca Raton, FL **Case No:** C-2025-12050007
PCN: 00-42-47-07-14-001-0010 **Zoned:** AR

Violations:

- 1 **Details:** Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. A frame sign near Lyons Road for Pizza shop observed.

Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Feather banners for European Market observed in multiple locations.
Code: Unified Land Development Code - 8.C.1
Unified Land Development Code - 8.C.4
Issued: 12/19/2025 **Status:** SIT
- 2 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #:R-2021-0387. Site plan violations include but not limited to: clothing donation bins placed in parking lot, dumpsters out of place, shipping container behind building, canopy tent behind gym with storage sheds, outdoor seating that is not on site plan and a trailer is parked behind building.
Code: Unified Land Development Code - 2.A.11
Issued: 12/19/2025 **Status:** SIT
- 3 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Marquee sign display has damage observed.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 12/19/2025 **Status:** SIT
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a canopy tent and storage sheds have been erected or installed behind Hit 56 without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/19/2025 **Status:** SIT
- 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Multiple areas behind businesses.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/19/2025 **Status:** SIT

**CODE COMPLIANCE
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MAY 06, 2026 9:00 AM**

	Code: Unified Land Development Code - 8.C.4	Status: CCH
	Issued: 01/26/2026	
5	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.	
	Code:	
	Issued: 01/26/2026	Status: CCH

Agenda No.: 064	Complexity Level: 1	Status: Active																		
Respondent: TRUE NORTH PROPERTY OWNER A LLC 1201 Hays, Tallahassee, FL 32301 United States		CEO: Adam F Moulton																		
Situs Address: 22257 SW 57th Ave, Boca Raton, FL		Case No: C-2026-01260019																		
PCN: 00-42-47-30-06-025-0720		Zoned: RM																		
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td style="width: 85%;">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.</td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> <td></td> </tr> <tr> <td></td> <td>Issued: 01/26/2026</td> <td>Status: CCH</td> </tr> <tr> <td style="text-align: center;">2</td> <td>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.</td> <td></td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.3.c</td> <td></td> </tr> <tr> <td></td> <td>Issued: 01/26/2026</td> <td>Status: CCH</td> </tr> </table>		1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.			Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)			Issued: 01/26/2026	Status: CCH	2	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.			Code: Unified Land Development Code - 6.D.1.A.3.c			Issued: 01/26/2026	Status: CCH
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	Issued: 01/26/2026	Status: CCH																		
cc: True North Property Owner A Llc																				

Agenda No.: 065	Complexity Level: 1	Status: Active																																				
Respondent: Preferred Financial Group, LLC as Trustee for Trust No. 889723, dated November 24th 2023 7100 W Camino Real, Ste 302-37, Boca Raton, FL 33433-5		CEO: Adam F Moulton																																				
Situs Address: 8897 SW 6th St, Boca Raton, FL		Case No: C-2025-12150022																																				
PCN: 00-42-47-29-03-031-0200		Zoned: RM																																				
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	Issued: 01/06/2026	Status: CCH																																				

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM**

Violations: 1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, the boat parked in the front yard
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: Eric Granitur, Trustee of the ARE E.L. TRUST **CEO:** Debbie N Plaud
 20423 State Road 7, 368, Boca Raton, FL 33498-6797
Situs Address: 12225 200th St S, Boca Raton, FL **Case No:** C-2025-10300009
PCN: 00-41-47-10-00-000-1041 **Zoned:** AR

Violations: 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 11/07/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/07/2025 **Status:** CCH

3 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
 More specifically, barn is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/07/2025 **Status:** CCH

4 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
 More specifically, barn is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 11/07/2025 **Status:** CCH

Agenda No.: 074 **Complexity Level:** - **Status:** Active
Respondent: GATTIS, RICHARD W **CEO:** Ronald Ramos
 2180 N Willow Dr, Wasilla, AK 99654-4242
Situs Address: 1988 Juno Rd, North Palm Beach, FL **Case No:** C-2026-02060012
PCN: 00-43-42-04-00-000-1041 **Zoned:** RH

Violations: 1 **Details:** DETAILS: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
 1) vehicle is registered or licensed;
 2) used by a resident of the premises;
 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
 4) height does not exceed nine feet, including any load, bed, or box; and,
 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
 >>>MORE SPECIFICALLY, THERE IS A COMMERCIAL BOX TRUCK PARKED IN THE N/W QUADRANT OF THE SITUS.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 02/10/2026 **Status:** CCH

Agenda No.: 075 **Complexity Level:** - **Status:** Active
Respondent: STAUFFER, RONALD E **CEO:** Ronald Ramos
 7525 162nd Ct N, Palm Beach Gardens, FL 33418-7432
Situs Address: 7525 162nd Ct N, Palm Beach Gardens, FL **Case No:** C-2025-12090020
PCN: 00-42-41-09-00-000-8030 **Zoned:** AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM**

- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- MORE SPECIFICALLY, A WOOD FENCE (LOCATED BETWEEN THE N/E AND S/E STRUCTURES) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- MORE SPECIFICALLY, AA/C SYSTEM (LOCATED AT THE N/E STORAGE STRUCTURE) has been erected or installed without a valid building permit.
- *THE N/E STORAGE STRUCTURE DOES NOT HAVE PERMITTED ELECTRICAL SERVICE
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **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, ELECTRICAL WIRING (LOCATED IN THE N/E STORAGE STRUCTURE) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, PLUMBING (N/E STORAGE STRUCTURE) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH
- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, A CARRIER A/C SYSTEM (SERIAL# 2724C33367) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>MORE SPECIFICALLY, INTERIOR RENOVATION (N/E STORAGE STRUCTURE - CONVERTED TO HABITABLE SPACE) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH

cc: Truong House Llc

Agenda No.: 077

Complexity Level: -

Status: Active

Respondent: 82nd Street N LLC
361 E Hillsboro Blvd, Deerfield Beach, FL 33441

CEO: Christina G Stodd

Situs Address: 14042 82nd St N, Loxahatchee, FL

Case No: C-2025-09050009

PCN: 00-41-42-20-00-000-5960

Zoned: AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 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 shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/23/2025 **Status:** CCH
- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to tires, construction equipment and materials observed openly stored.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/23/2025 **Status:** CCH
- 4 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/23/2025 **Status:** CCH

Agenda No.: 080

Complexity Level: -

Status: Active

Respondent: My Produce Stand LLC
9576 Phipps Ln, Wellington, FL 33414-3402

CEO: Christina G Stodd

Situs Address: Seminole Pratt Whitney Rd, Loxhatchee,, FL

Case No: C-2025-11050019

PCN: 00-40-42-36-00-000-2010

Zoned: AR

Violations:

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

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

Please obtain a site development permit for clearing of the lot.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 11/05/2025 **Status:** CCH
- 2 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development for clearing of the lot.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 11/05/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/24/2025 **Status:** CCH

Agenda No.: 092

Complexity Level: -

Status: Active

Respondent: Garcia, Craig F; Garcia, Virginia
17477 75th Pl N, Loxahatchee, FL 33470-2918

CEO: RI Thomas

Situs Address: 17477 75th Pl N, Loxahatchee, FL

Case No: C-2025-08260013

PCN: 00-40-42-26-00-000-1990

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 storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **Status:** CCH

Agenda No.: 093

Complexity Level: -

Status: Active

Respondent: Victoria, Roberto A; Hutcherson, Hailey
15287 96th Ln N, West Palm Beach, FL 33412-2508

CEO: RI Thomas

Situs Address: 15287 96th Ln N, West Palm Beach, FL

Case No: C-2025-12190002

PCN: 00-41-42-18-00-000-1550

Zoned: AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
More specifically, Open storage of disabled vehicles, car parts, automotive equipment and similar items related to a prohibited use.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/23/2025 **Status:** CCH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 12/23/2025 **Status:** CCH

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

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

Observation: Onsite CCO observed storage of vehicles in different stages of disrepair. Search of address on internet and Sunbiz and Facebook shows the property to be used for Vehicle modifications and repair with a Business called Rav Performance. Corporation Documents to the address for R.A.V. Advisors, Inc.
Code: Unified Land Development Code - 1.A.2
Issued: 12/23/2025 **Status:** CCH

Agenda No.: 094

Complexity Level: -

Status: Active

Respondent: Torres-Otero, Fernando Manuel; Roman-Lopez, Eyla
Annette
17380 36th Ct N, Loxahatchee, FL 33470-5403

CEO: RI Thomas

Situs Address: 17380 36th Ct N, Loxahatchee, FL

Case No: C-2025-11170025

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

PCN: 00-40-43-14-00-000-2050

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: 11/19/2025 **Status:** CCH

Agenda No.: 095

Complexity Level: 1

Status: Active

Respondent: 11890 FLOTILLA PLACE LLC
5561 N UNIVERSITY Dr, Ste 102, CORALSPRINGS, FL
33067

CEO: Marcus J Williams

Situs Address: 11890 Flotilla Pl, Boca Raton, FL

Case No: C-2026-01290016

PCN: 00-41-47-36-03-000-4890

Zoned: AR

Violations:

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, the vehicle parked in the grass on the property.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/29/2026 **Status:** CCH

cc: 11890 Flotilla Place Llc

Agenda No.: 096

Complexity Level: 1

Status: Active

Respondent: Lyon, Antionette
9563 Richmond Cir, Boca Raton, FL 33434-2314

CEO: Marcus J Williams

Situs Address: 9563 Richmond Cir, Boca Raton, FL

Case No: C-2026-01130018

PCN: 00-42-47-07-09-023-0250

Zoned: AR

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. More specifically, but not limited to the lawn mower, and other items being stored on the exterior of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/14/2026 **Status:** CCH

Agenda No.: 097

Complexity Level: 1

Status: Active

Respondent: ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS
ASSOCIATION, INC.
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431

CEO: Marcus J Williams

Situs Address: 17263 Boca Club Blvd, FL

Case No: C-2026-01090025

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, roofing has been erected or installed without a valid building permit at Apt. 6.

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 final inspections and certificate of completion for the required roof repair permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/13/2026 **Status:** CCH

Agenda No.: 098

Complexity Level: -

Status: Removed

Respondent: Rivera Padilla, Martha A; Alonzo, Jenny Viviana
521 S C St, Lake Worth Beach, FL 33460-4343

CEO: Charles Zahn

Situs Address: 1531 Drexel Rd, Lot 387, West Palm Beach, FL

Case No: C-2025-06270003

PCN:

Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 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, mobile home has room addition and carport added erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/12/2025 **Status:** CCH

cc: Alonzo, Jenny V
 Rivera Padilla, Martha A

Agenda No.: 099 **Complexity Level:** - **Status:** Active
Respondent: Mendez, Jake; Mendez, Julio **CEO:** Charles Zahn
 1919 Bell Ln, West Palm Beach, FL 33406-6510

Situs Address: 3630 Walden Ln, West Palm Beach, FL **Case No:** C-2025-08130005
PCN: 00-43-44-07-17-000-0020 **Zoned:** RM

Violations: 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, aluminum patio has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/13/2025 **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, paver brick driveway west side of parcel has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/13/2025 **Status:** CCH

Agenda No.: 100 **Complexity Level:** - **Status:** Active
Respondent: THE FOUNTAINS OF PALM BEACH COND NO 4 **CEO:** Charles Zahn
 9121 N Military Trl, Ste 200, Palm BeachGardens, FL 3341

Situs Address: 4833 Esedra Ct, Bldg 4833, FL **Case No:** C-2026-01220027
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, electric panel has been erected or installed without a valid building permit. The final inspection shall be made after all work required by the building permit is completed. More Specifically, no inspections on file for the electric panel installation . 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, no certificate of completion on file with the building department for the electrical panel installation.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 PBC Amendments to FBC 8th Edition (2023) - 110.3.11
 PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 02/09/2026 **Status:** CCH

2 **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. Specifically, no permits for electrical installations, no inspections, no certificate of completion.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 02/09/2026 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM**

cc: Japheth Lawrence And Oriana A Rodrigues

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. "