



Special Magistrate: Richard Gendler
Non-Contested

D. SCHEDULED CASES

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, a large pile of vegetative debris in front of the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/25/2026 Status: CLS
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Violations:	Details:	Code:	Issued:	Status:
1	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-2018-036335-0000, Aluminum Structure has become inactive or expired.	PBC Amendments to FBC 8th Edition (2023) - 105.4.1	02/09/2026	SIT
2	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, for expired permit # B-2018-036335-0000, Aluminum Structure.	PBC Amendments to FBC 8th Edition (2023) - 111.5	02/09/2026	SIT
3	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/accessory structure to the south side of the property has been erected or installed without a valid building permit.	PBC Amendments to FBC 8th Edition (2023) - 105.1	02/09/2026	SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM**

Agenda No.: 003	Complexity Level: 1	Status: Active
Respondent: Canty, Judith; Canty, Mildred		CEO: Maggie Bernal
6026 Baniawood Cir, Lake Worth, FL 33462-2105		
Situs Address: 6026 Bania Wood Cir, Lake Worth, FL		Case No: C-2026-01120041
PCN: 00-42-44-37-01-005-0030		Zoned: RM

- 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: 01/21/2026 **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: 01/21/2026 **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: Side Addition/Structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/21/2026 **Status:** CCH
- 4 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

More specifically, permit #B2010-020629 (Addition/Residential) has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 004	Complexity Level: 1	Status: Active
Respondent: Emile, Sherly		CEO: Maggie Bernal
	7146 Thompson Rd, Boynton Beach, FL 33426-7660	
Situs Address: 7146 Thompson Rd, Boynton Beach, FL		Case No: C-2026-04020013
PCN: 00-43-45-08-00-002-0080		Zoned: RS

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: 04/07/2026	Status: CCH
2	Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback. 2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines. Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 04/07/2026	Status: CCH

Agenda No.: 005	Complexity Level: 1	Status: Active
Respondent: 11859SANDALFOOTBLVD, LLC		CEO: Steve G Bisch
6256 SW 20th St, NorthLauderdale, FL 33068		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

Situs Address:	11859 Sandalfoot Blvd, Boca Raton, FL	Case No:	C-2025-11200025
PCN:	00-41-47-36-03-000-7250	Zoned:	AR
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. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 11/26/2025 Status: CCH 2 Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. Code: Unified Land Development Code - 6.D.1.A.3 Issued: 11/26/2025 Status: CCH 6 Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. There are window openings that are have boards in place of windows Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 11/26/2025 Status: CCH		

Agenda No.:	006	Complexity Level:	1	Status:	Active
Respondent:	Joseph, Joseph Hyvens; Joseph, Joseph Hyvenson; Joseph, Marie L; Joseph, Samuel 22730 SW 55th Ave, Boca Raton, FL 33433-6258			CEO:	Steve G Bisch
Situs Address:	22730 SW 55th Ave, Boca Raton, FL			Case No:	C-2026-01020017
PCN:	00-42-47-29-03-036-0330			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. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 01/08/2026 Status: CCH				

Agenda No.:	007	Complexity Level:	1	Status:	Removed
Respondent:	UNIA GROWTH PROPERTIES LLC 3275 W Hillsboro Blvd, Ste 205, DeerfieldBeach, FL 33442			CEO:	Steve G Bisch
Situs Address:	9724 SW 2nd St, Boca Raton, FL			Case No:	C-2026-04090007
PCN:	00-42-47-30-08-018-0020			Zoned:	RM
Violations:	1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 04/16/2026 Status: CLS				

cc: Unia Growth Properties Llc

Agenda No.:	008	Complexity Level:	1	Status:	Removed				
Respondent:	Zirli, allen; Zirli, Munzir 10564 Maple Chase Dr, Boca Raton, FL 33498-4809			CEO:	Steve G Bisch				
Situs Address:	10579 Pebble Cove Ln, Boca Raton, FL			Case No:	C-2026-03240029				
PCN:	00-41-47-01-22-000-0460			Zoned:	RTS				
Violations:	<table><tr><td>2</td><td>Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically including not limited to Sill on sliding glass door to patio is corroded and there is a hole underneath the door that could allow pests inside the dwelling, There is a window in upstairs bedroom on the east side of the dwelling that appears to be missing slider clips required to hold window in track when raising and lowering. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 03/27/2026 Status: CLS</td></tr><tr><td>3</td><td>Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. There is an electric outlet in the kitchen that is missing protective cover. Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) Issued: 03/27/2026 Status: CLS</td></tr></table>					2	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically including not limited to Sill on sliding glass door to patio is corroded and there is a hole underneath the door that could allow pests inside the dwelling, There is a window in upstairs bedroom on the east side of the dwelling that appears to be missing slider clips required to hold window in track when raising and lowering. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 03/27/2026 Status: CLS	3	Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. There is an electric outlet in the kitchen that is missing protective cover. Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) Issued: 03/27/2026 Status: CLS
2	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically including not limited to Sill on sliding glass door to patio is corroded and there is a hole underneath the door that could allow pests inside the dwelling, There is a window in upstairs bedroom on the east side of the dwelling that appears to be missing slider clips required to hold window in track when raising and lowering. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 03/27/2026 Status: CLS								
3	Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. There is an electric outlet in the kitchen that is missing protective cover. Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) Issued: 03/27/2026 Status: CLS								

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

4	Details: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. There is an ongoing water intrusion above the washing machine in the laundry area. Water has penetrated the ceiling from above and drips through to the laundry room at times. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 03/27/2026 Status: CLS
5	Details: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. There is staining on the kitchen ceiling that appears to be consistent with water intrusion. The stained areas appear to have become more evident in subsequent inspection particularly on 4/17 shortly after a heavy rain in the area. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 03/27/2026 Status: CLS

Agenda No.: 009

Respondent: BDRR REAL ESTATE LLC

Situs Address: 14444 Okeechobee Blvd, FL

PCN:

Violations:

Complexity Level: -

14444 Okeechobee Blvd, Loxahatchee Groves, FL 33470

Case No: C-2026-02040017

Zoned:

Status: Removed

CEO: Richard F Cataldo

1	Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. More specifically, signage in the Right-of-Way (ROW). Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 02/17/2026 Status: CLS
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Agenda No.: 010

Respondent: SAVIOTTI, ISABELLA; DE LOS RIOS, MONICA; DE L RIOS, ADA

Situs Address: 9052 Melody Rd, Lake Worth, FL

PCN: 00-42-44-30-01-011-0040

Violations:

Complexity Level: 1

9052 Melody Rd, Lake Worth, FL 33467-4748

Case No: C-2026-04080002

Zoned: AR

Status: Active

CEO: Richard F Cataldo

1	Details: Recreational vehicles, boats, sports vehicles, and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, trailers parked in front setback. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 04/09/2026 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. More specifically, trailers not screened from view. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 04/09/2026 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. Including, but not limited to, inoperable vehicle(s), automotive parts, automotive stands, automotive jack, automotive tires, coolers, buckets, hand truck, and storage bins. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/09/2026 Status: CCH
4	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: 04/09/2026 Status: CCH

cc: De Los Rios, Ada
De Los Rios, Monica

Agenda No.: 011

Respondent: AFO VENTURES LLC

8225 La Jolla Vista Ln, Lake Worth, FL 33467

Complexity Level: 1

Case No:

Zoned:

Status: Active

CEO: Darrin L Emmons

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

Situs Address: 1042 Cornwall C, Boca Raton, FL		Case No: C-2026-02180058	
PCN: 00-42-47-08-07-003-1042		Zoned: AR	
Violations:	1	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior windows are partially covered with tape. One window appeared to be cracked and missing glass. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 02/24/2026 Status: SIT	
	2	Details: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water. More specifically, the hot water heater at this residence is not working to produce hot water. Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1) Issued: 02/24/2026 Status: SIT	
	3	Details: All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function. More specifically, the air conditioning unit is not functioning properly at this residential property. Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1) Issued: 02/24/2026 Status: SIT	
	4	Details: All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. More specifically, this residence is infested with cockroaches. Code: Palm Beach County Property Maintenance Code - Section 14-36 Issued: 02/24/2026 Status: SIT	
	5	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, there is a bathtub that has a rusted surface that requires cleaning, repair or replacement at this residential property. Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Issued: 02/24/2026 Status: SIT	
cc: Afo Ventures Llc Afo Ventures Llc			

Agenda No.: 012	Complexity Level: 1	Status: Active
Respondent: Medard, Marie F 14542 Shadow Wood Ln, Delray Beach, FL 33484-3642	CEO: Darrin L Emmons	
Situs Address: 14542 Shadow Wood Ln, Delray Beach, FL	Case No: C-2026-04090019	
PCN: 00-42-46-15-12-005-0420	Zoned: RH	
Violations:	1	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 04/10/2026 Status: SIT
	2	Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically but not limited to, a window on the south side of the residence appears to have been broken. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 04/10/2026 Status: SIT
	3	Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 04/10/2026 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, an air conditioner split unit has been erected or installed on the rear of this residence without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/10/2026 Status: SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 04/10/2026
Status: SIT

Agenda No.: 013

Respondent: K And M Petro Inc

Situs Address: 4097 S Haverhill Rd, Lake Worth, FL

PCN: 00-42-44-26-02-000-0040

Violations:

Complexity Level: -

Case No: C-2026-02170003

Zoned: AR

Status: Active

CEO: Jose Feliciano

- 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.

Commercial U-Haul trucks being parked, stored and are being rented from this residential Single-Family property. Cease parking, storing or renting commercial U-Haul motor vehicles from this residential property.

Code: Unified Land Development Code - 1.A.2
Issued: 02/20/2026
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; vegetative debris openly stored at property front ROW sidewalk area.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/20/2026
Status: CCH
- 3
- 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; Vegetative debris placed on County ROW Sidewalk area creating an immediate threat to pedestrians by forcing passage onto street with active vehicular traffic.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 02/20/2026
Status: CCH
- 4
- Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

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

Mobile food vendors operating from this residential single-family dwelling. Cease operating mobile food vending from this single-family residence.

Code: Unified Land Development Code - 1.A.2
Issued: 02/20/2026
Status: CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

- 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, landfill has been added to property yard area without a valid building permit.

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, landfill has been installed onto yard area without required permits or approvals.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 110.10

Issued: 02/20/2026 **Status:** CCH

Agenda No.: 014

Respondent: Ortiz, Alberto Jr; Ortiz, Blanca J

Situs Address: 3421 Grace Ave, Lake Worth, FL

PCN: 00-42-44-24-18-000-0471

Violations:

Complexity Level: -

Case No: C-2025-08270029

Zoned: RM

Status: Active

CEO: Jose Feliciano

1

Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically: chain link and wooden fences are in disrepair throughout property.

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

Issued: 08/27/2025 **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. Specifically; driveway asphalt surface is deteriorated and in disrepair.

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

Issued: 08/27/2025 **Status:** CCH

Agenda No.: 015

Respondent: Wpb Shops LLC

Situs Address: 1336 S Military Trl, West Palm Beach, FL

PCN: 00-42-44-12-00-000-1490

Violations:

Complexity Level: -

Case No: C-2026-01090017

Zoned: UI

Status: Active

CEO: Jose Feliciano

1

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

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

Issued: 01/13/2026 **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. Specifically; trash debris and litter is openly stored throughout property, especially the rear parking area of 1336 S Military Tr.

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

Issued: 01/13/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

- 3

Details:

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically; two inoperative motor vehicles with flat tires parked at the rear of 1336 S Military Tr.

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

Issued: 01/13/2026

Status: CCH
- 4

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. Multiple potholes throughout parking lots especially behind 1336 S Military Tr.

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

Issued: 01/13/2026

Status: CCH

cc: Wpb Shops Llc

Agenda No.: 016

Complexity Level: 1

Status: Active

Respondent: FRA REAL ESTATE 2 LLC & LOSEY DESIGNS LLC

CEO: Caroline Foulke

3825 PGA Blvd, Ste 701, Palm Beach Gardens, FL 33410

Situs Address: 5357 Oldsmobile Dr, Lake Worth, FL

Case No: C-2024-06140008

PCN: 00-42-44-35-00-000-5110

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

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

Issued: 10/16/2025

Status: CCH

cc: Building Division
Losey, David

Agenda No.: 017

Complexity Level: -

Status: Active

Respondent: Hector, Michel

CEO: Caroline Foulke

6157 Westfall Rd, Lake Worth, FL 33463-5826

Situs Address: 6157 Westfall Rd, Lake Worth, FL

Case No: C-2025-06110003

PCN: 00-42-44-34-15-000-1700

Zoned: RS

Violations:

1

Details:

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

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

Issued: 06/11/2025

Status: CCH

2

Details:

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

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

Issued: 06/11/2025

Status: CCH

3

Details:

The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height.

Code: Unified Land Development Code - 5.B.1.A.2.b.1)

Issued: 06/11/2025

Status: CCH

Agenda No.: 018

Complexity Level: -

Status: Removed

Respondent: Piersaint, Marie; Piersaint, Claudy

CEO: Caroline Foulke

6150 Westfall Rd, Lake Worth, FL 33463-5825

Situs Address: 6150 Westfall Rd, Lake Worth, FL

Case No: C-2025-06110020

PCN: 00-42-44-34-15-000-1510

Zoned: RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

Issued: 01/14/2026	Status: CCH
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cc: Aqc Properties Llc

Agenda No.: 022	Complexity Level: 1	Status: Active
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-2026-03310006	
PCN: 00-42-46-13-06-003-0260	Zoned: RS	
Violations:	1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 03/31/2026Status: 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: 03/31/2026Status: CLS	

Agenda No.: 023	Complexity Level: 1	Status: Removed
Respondent: Oltean, Ion		CEO: Dennis A Hamburger
62 Seasingood Rd, Flushing, NY 11375-6033		
Situs Address: 760 Burgundy P, Delray Beach, FL	Case No: C-2026-03130001	
PCN: 00-42-46-23-05-016-7600	Zoned: RH	
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, impact windows have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/13/2026Status: CLS	

Agenda No.: 024	Complexity Level: 1	Status: Active
Respondent: KAYEE KWOK trustee of the Piedmont K Land Trust Agreement		CEO: Dennis A Hamburger
1157 NW 100th Ave, Hollywood, FL 33024-4376		
Situs Address: 500 Piedmont K, Delray Beach, FL	Case No: C-2026-01220012	
PCN: 00-42-46-22-17-011-5000	Zoned: RH	
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior renovations have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/27/2026Status: CCH	

Agenda No.: 025	Complexity Level: -	Status: Removed
Respondent: Neal, David R; Neal, Joy		CEO: Jamie G Illicete
9623 171st Pl N, Jupiter, FL 33478-2216		
Situs Address: 9623 171st St N, Jupiter, FL	Case No: C-2026-01060017	
PCN: 00-42-41-06-00-000-7230	Zoned: AR	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 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, exterior stairway/balcony to the 2nd story door entrance has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/06/2026 Status: CLS
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Agenda No.:	026	Complexity Level: -	Status:	Active
Respondent:	C. Calhoun, Trustee under the Jupiter Farms Preservation Trust u/t/a dated 5/25/2006 1015 10th St, Lake Park, FL 33403-2138		CEO:	Jamie G Illicete
Situs Address:	16430 Jupiter Farms Rd, Jupiter, FL		Case No:	C-2026-02060001
PCN:	00-42-41-07-00-000-5010		Zoned:	AR
Violations:	1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, property being used by a Landscape Service without the proper Zoning Use Approvals. Code: Unified Land Development Code - 1.A.2 Issued: 02/17/2026 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, storage containers has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/17/2026 Status: CCH 3 Details: The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. More specifically, vacant mobile home is in disrepair and not being maintained. Vacant mobile home not being maintained in a manner required of occupied structures. Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1) Issued: 02/17/2026 Status: CCH 4 Details: All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. More specifically, Horizon Landscape Management sign attached to fence is installed without a building permit and is prohibited. Code: Unified Land Development Code - 8.E Issued: 02/17/2026 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, fuel tanks have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/17/2026 Status: CCH			

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

- 6

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

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

Issued: 02/17/2026

Status: CCH
- 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, electrical panel box not properly secured exposing electrical wires to elements.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)

Issued: 02/17/2026

Status: CCH
- 8

Details: Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. More specifically, sewer line to Mobile Home is in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)

Issued: 02/17/2026

Status: CCH

cc: C. Calhoun, Trustee Under The Jupiter Farms Preservation Trust U/T/A Dated 5/25/2006
Horizon Landscape Management

Agenda No.: 027

Complexity Level: 1

Status: Removed

Respondent: Morrison, Anthony D; Morrison, Stephen

CEO: Jill L Lovett

5483 45th St, West Palm Beach, FL 33407-1672

Situs Address: 5483 45th St, West Palm Beach, FL

Case No: C-2026-02240018

PCN: 00-42-43-02-01-001-0010

Zoned: RM

- Violations:

1

Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to the large amount of debris/items/trash near the garage door and in front of the residence.

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

Issued: 02/25/2026

Status: CLS

Agenda No.: 028

Complexity Level: -

Status: Removed

Respondent: Agudelo, Alvaro; Rincon Agudelo, Maria L

CEO: Timothy M Madu

16263 62nd Rd N, Loxahatchee, FL 33470-3311

Situs Address: 16263 62nd Rd N, Loxahatchee, FL

Case No: C-2025-07020024

PCN: 00-40-42-36-00-000-5550

Zoned: AR

- 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 # B-2023-015425-0000 or the Accessory Bldg. > 400 Sq Ft has went into "Inactive" status.

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

Issued: 07/02/2025

Status: CLS

cc: Code Compliance

Agenda No.: 029

Complexity Level: -

Status: Active

Respondent: Hernandez, Raul; Payan, Irma

CEO: Timothy M Madu

11036 61st St N, West Palm Beach, FL 33412-1841

Situs Address: 11036 61st St N, West Palm Beach, FL

Case No: C-2026-01280024

PCN: 00-41-42-35-00-000-6090

Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

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. More specifically, the fill brought into the property without permits Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 01/28/2026 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, the fill used to fill-in the pond and to rise the elevation of the property. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 01/28/2026 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 external structures have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/28/2026 Status: CCH

Agenda No.:	030	Complexity Level:	1	Status:	Active		
Respondent:	Lopez, Jonathan D; Lopez, Judith 12844 58th Pl N, Royal Palm Beach, FL 33411-8507			CEO:	Timothy M Madu		
Situs Address:	12844 58th Pl N, West Palm Beach, FL			Case No:	C-2026-02030010		
PCN:	00-41-43-03-00-000-3320			Zoned:	AR		
Violations:	<table><tr><td>1</td><td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the open storage of disrepair vehicles on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/03/2026 Status: CLS</td></tr></table>					1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the open storage of disrepair vehicles on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/03/2026 Status: CLS
1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the open storage of disrepair vehicles on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/03/2026 Status: CLS						

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

	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 containers on the property have been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/03/2026 Status: CCH
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Agenda No.: 031

Complexity Level: -

Status: Active

Respondent: Miller Investments of Miami LLC,

CEO: Timothy M Madu

1260 NW 72nd Ave, Miami, FL 33126

Situs Address: 160 S State Road 7, Wellington, FL

Case No: C-2025-09160032

PCN: 00-42-44-06-11-000-0011

Zoned: MUPD

Violations:	1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, parking lot lines are missing and or faded. Code: Unified Land Development Code - 1.A.2 Issued: 11/10/2025 Status: CCH
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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.

More specifically, replace missing handicap signs as indicated in the approved site plan.

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

Issued: 11/10/2025

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.

More specifically, the parking spaces being used to store dumpsters.

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

Issued: 11/10/2025

Status: CCH

Agenda No.: 032

Complexity Level: -

Status: Active

Respondent: Sawh, Rabindranauth; Sawh, Shameezah

CEO: Timothy M Madu

12275 56th Pl N, Royal Palm Beach, FL 33411-8533

Situs Address: 12275 56th Pl N, West Palm Beach, FL

Case No: C-2025-09240019

PCN: 00-41-43-03-00-000-2090

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 garage was converted under-air, and with windows added, without a valid building permit.
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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/30/2025 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 rear patio was added to the Single-Family Dwelling without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/30/2025 Status: CCH
4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the send has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/30/2025 Status: CCH

Agenda No.: 033

Respondent: Sturm, Robert D; Strum, karla I

Situs Address: 16319 E Downers Dr, Loxahatchee, FL 33470-4053

PCN: 00-40-43-24-00-000-7670

Complexity Level: -

Case No: C-2025-09020021

Zoned: AR

Status: Active

CEO: Timothy M Madu

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 shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 09/02/2025 Status: CCH
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Agenda No.: 034

Respondent: 197 LLC

Situs Address: 197 65th Ter N, West Palm Beach, FL

PCN: 00-42-43-27-05-005-1673

Complexity Level: 1

Case No: C-2026-01200173

Zoned: CG

Status: Active

CEO: Nedssa Miranda

Violations:	1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed several structure, outdoor storage, construction materials, open storage and several commercial vehicles. 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: 02/03/2026 Status: SIT
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM**

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|---|--|
| 2 | <p>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:</p> <ul style="list-style-type: none"> 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 <p>Remove all outdoor storage of merchandise, inventory, vehicles, trailers, equipment, refuse, or similar material from the required setbacks. For questions on outdoor storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</p> <p>Code: Unified Land Development Code - 5.B.1.A.3.b
 Issued: 02/03/2026 Status: SIT</p> |
| 3 | <p>Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.</p> <p>Remove signs and banners that are inconsistent with the ULDC. please obtain permit for large signage or remove the large signage</p> <p>Code: Unified Land Development Code - 8.C.1
 Issued: 02/03/2026 Status: SIT</p> |
| 4 | <p>Details: No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.</p> <p>Cease parking, storing or keeping vehicles on any public street, or other thoroughfare or any Right-of-Way for a period exceeding one hour in any 24-hour period.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.a
 Issued: 02/03/2026 Status: SIT</p> |
| 5 | <p>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.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height within the first 25 feet adjacent to a developed lot.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
 Issued: 02/03/2026 Status: SIT</p> |
| 6 | <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 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.</p> <p>Obtain a Certificate of Completion for FENCE permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
 PBC Amendments to FBC 8th Edition (2023) - 111.5
 Issued: 02/03/2026 Status: SIT</p> |
| 7 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 02/03/2026 Status: SIT</p> |

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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, SEVERAL SHIPPING CONTAINERS/OR SEVERAL STRUCTURES has been erected or installed without a valid building permit. Obtain required building permits for the EVERAL SHIPPING CONTAINERS/OR STRUCTURES or remove the EVERAL SHIPPING CONTAINERS/OR STRUCTURES. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/03/2026 Status: SIT
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Agenda No.: 035

Respondent: 6599 WALLIS ROAD LLC

Situs Address: 6599 Wallis Rd, West Palm Beach, FL

PCN: 00-42-43-27-05-005-1750

Violations:

Complexity Level: 1

CEO: Nedssa Miranda

Case No: C-2026-01200179

Zoned: IL

1	Details: Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises. Remove all outdoor storage of merchandise, inventory, vehicles, trailers, equipment, refuse, or similar material that is not incidental to the use located on the premises. For questions on outdoor storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 5.B.1.A.3.a Issued: 02/04/2026 Status: SIT
2	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 Remove all outdoor storage of merchandise, inventory, vehicles, trailers, equipment, refuse, or similar material from the required setbacks. For questions on outdoor storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 5.B.1.A.3.b Issued: 02/04/2026 Status: SIT
3	Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that titles, concretes, equipment's, materials, commercial vehicles and open storage all over the property including the swale. 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: 02/04/2026 Status: SIT

CODE COMPLIANCE
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4	Details: 8. Dumpsters Each use shall provide a method for the removal of refuse when individual collection, from a licensed solid waste hauler is not provided. All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable material, such as dumpsters, trash compactors, and recycling containers, shall meet the following standards: a. Storage Area A minimum of one refuse container and one recycling container shall be provided for each nonresidential project and Multifamily projects with 16 units or more. All outdoor receptacles shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet. [Ord. 2018-002] [Ord. 2021-023] b. Location Shall be located to minimize turning and back-up movements by pick-up and removal vehicles, and shall not encroach into easements, landscape buffers, or parking spaces. [Ord. 2018-002] [Ord. 2021-023] c. Setback 1) Shall comply with Art. 3.E.2.E.2.b, Design when located in a Commercial Pod of a PUD. [Ord. 2018-002] [Ord. 2021-023] 2) Shall be set back a minimum of 25 feet from all property lines adjacent to residential zoning districts and uses. If adjacent to a non-residential zoning district or use, the landscape buffer width shall serve as the setback. [Ord. 2018-002] [Ord. 2021-023] d. Screening Shall be screened from view by a solid opaque enclosure. The open end of the enclosure shall have an opaque gate which provides a minimum of ten feet of clearance when open for service. All exposed exterior sides of the enclosure, other than the open end, shall be landscaped with one 36- inch-high shrub planted 24 inches on center. If improvements are proposed for previously approved storage areas, screening shall be provided to the greatest extent possible. Enclosure vegetation planting shall not be required in any location where the planting overlaps a buffer. Corrections: place Dumpster within Dumpster Enclosure as required by code Code: Unified Land Development Code - 5.8. a.b.c.d Issued: 02/04/2026 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. 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: 02/04/2026 Status: SIT

Agenda No.: 036	Complexity Level: 1	Status: Removed
Respondent: RIDGE, BEVERLY VANDERBUG; BEVERLY VANDER RIDGE AS BENEFICIARY NAMED IN THE WILL OF LAURA S THIBODEAU 5784 Cartier Rd, West Palm Beach, FL 33417-4308		CEO: Nedssa Miranda
Situs Address: 6528 Bishoff Rd, 2, West Palm Beach, FL		Case No: C-2026-01200195
PCN: 00-42-43-27-05-005-5010		Zoned:

Violations:	5 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: 01/23/2026 Status: CLS
	6 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.

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	Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 01/23/2026 Status: CLS
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Agenda No.: 037	Complexity Level: 1	Status: Active
Respondent: MARK STANISLAWSKI AND JODY STANISLAWSKI CO-TRUSTEES OF THE 1485 RANCHETTE ROAD LAN TRUST DATED DECEMBER 20TH 2021 1463 Ranchette Rd, West Palm Beach, FL 33415-1441	CEO: Nedssa Miranda	
Situs Address: 1485 Ranchette Rd, West Palm Beach, FL	Case No: C-2026-01070013	
PCN: 00-42-44-10-00-000-1460	Zoned: AR	
Violations:	1Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Please remove everything you place on the ROW or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000 Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 03/03/2026Status: CCH 2Details: Pursuant to Article 5.B.1.A.b, Location, no accessory structure may be located on a lot separate from the principal structure. Any structure, including the fence, that is located in the R-O-W will, therefore, have to be removed. Please remove everything you place on the ROW or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000 Code: Unified Land Development Code - 5.B.1.A.b Issued: 03/03/2026Status: CCH	

Agenda No.: 038	Complexity Level: 1	Status: Active
Respondent: HILL, JOHN A; HILL, KAREN ELIZABETH 6120 14th Pl S, West Palm Beach, FL 33415-4518	CEO: Nedssa Miranda	
Situs Address: 6120 14th Pl S, West Palm Beach, FL	Case No: C-2026-01070017	
PCN: 00-42-44-10-00-000-1420	Zoned: AR	
Violations:	1Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Please remove everything you place on the ROW AND EASEMENT or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000 Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 03/03/2026Status: SIT 2Details: Pursuant to Article 5.B.1.A.b, Location, no accessory structure may be located on a lot separate from the principal structure. Any structure, including the fence, that is located in the R-O-W will, therefore, have to be removed. Please remove everything you place on the ROW AND EASEMENT or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000 Code: Unified Land Development Code - 5.B.1.A.b Issued: 03/03/2026Status: SIT	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

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	3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE (CHAINLINK AND WOOD) 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 (CHAINLINK AND WOOD). Obtain a Certificate of Completion for FENCE (CHAINLINK AND WOOD) permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 03/03/2026 Status: SIT
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Agenda No.: 039

Complexity Level: 1

Status: Active

Respondent: RACETRAC PETROLEUM INC

CEO: Nedssa Miranda

2985 GORDY Pkwy, 1 STREET, MaRIETTA, GA 30066

Situs Address: 288 N Haverhill Rd, West Palm Beach, FL

Case No: C-2026-04290001

PCN: 00-42-43-36-25-001-0010

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. This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that CAR WASH WITHOUT A TEMPORARY USE PERMIT. Obtain a special permit from the Zoning Division or cease operation of the use requiring a special permit. More specifically, Mobile Car Wash 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: 04/29/2026 Status: CLS 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. This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that FOOD TRUCK WITHOUT A TEMPORARY USE PERMIT. Obtain a special permit from the Zoning Division or cease operation of the use requiring a special permit. More specifically, FOOD TRUCK 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: 04/29/2026 Status: SIT
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Agenda No.: 040	Complexity Level: 1	Status: Postponed
Respondent: Acevedo, Eduardo		CEO: Joanna Mirodias
6171 Messana Ter, Lake Worth, FL 33463-7295		
Situs Address: 4586 Vespasian Ct, Lake Worth, FL		Case No: C-2026-02200022
PCN: 00-42-45-01-01-000-0520		Zoned: RS

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

Violations:	1 Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. More specifically, vegetation is planted in the Right-of-way. Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 03/05/2026 Status: CCH
cc: Acevedo, Eduardo	

Agenda No.: 041

Complexity Level: 1

Status: Active

Respondent: Gonzalez, Denis Castro

CEO: Joanna Mirodias

5980 Lake Osborne Dr, Lake Worth Beach, FL 33461-6173

Situs Address: 5980 Lake Osborne Dr, Lake Worth, FL

Case No: C-2026-02190007

PCN: 00-43-44-32-05-018-0230

Zoned: RS

Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the concrete wall on the west side of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/24/2026 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, the fences have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/24/2026 Status: SIT 3 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool. d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 03/24/2026 Status: SIT 4 Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. More specifically, concrete around the storm drain has been erected or installed without a valid Right-of-way permit. Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 03/24/2026 Status: SIT
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Agenda No.: 042

Complexity Level: 1

Status: Active

Respondent: BOCA POWERLINE FEE LLC

CEO: Adam F Moulton

21073 Powerline Rd, 57, Boca Raton, FL 33433

Situs Address: 21077 Powerline Rd, Building C, Boca Raton, FL

Case No: C-2025-12040005

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM**

Zoned: CS

1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R-2007-2141. Violations observed include but are not limited to outdoor seating at restaurants, basketball hoops in parking spots, storage pods in parking lot, dumpster moved into parking space.

Code: Unified Land Development Code - 2.A.11

Issued: 03/25/2026 **Status:** SIT

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2024-034928-0000 alterations 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-2024-034928-0000 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: 03/25/2026 **Status:** SIT

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2024-034928-0003 Fire sprinkler 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, M-2024-034928-0003 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: 03/25/2026 **Status:** SIT

4 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2024-034926-0000 Electrical 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, E-2024-034926-0000 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: 03/25/2026 **Status:** SIT

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, an overhang at Boca Jewish Center has been erected or installed without a valid building permit.

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

Issued: 03/25/2026 **Status:** SIT

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 storage shed has been erected or installed without a valid building permit.

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

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AUGUST 05, 2026 9:00 AM

	Issued: 03/25/2026	Status: SIT
7	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.	
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
	Issued: 03/25/2026	Status: CLS

Agenda No.: 043
Respondent: BRENTWOOD BFR LP
801 US Highway 1, North Palm Beach, FL 33408 United States
Situs Address: 5920 Veranda Way, Bldg 1, Boca Raton, FL
PCN: 00-42-47-26-22-001-0000

Complexity Level: 1
Status: Active
CEO: Adam F Moulton
Case No: C-2026-03060032
Zoned: AR

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 # B-2024-053965-0000 fence 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-2024-053965-0000 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: 04/07/2026 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-2023-007208-0000 Entry Gate 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-2023-007208-0000 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: 04/07/2026 Status: CCH

Agenda No.: 044	Complexity Level: 1	Status: Active
Respondent: Machado, Jonas C 22304 SW 62nd Ave, Boca Raton, FL 33428-4427		CEO: Adam F Moulton
Situs Address: 22304 SW 62nd Ave, Boca Raton, FL		Case No: C-2025-12100008
PCN: 00-42-47-30-07-023-0140		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, driveway has been extended with pavers without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/10/2025 Status: SIT

Agenda No.: 045
Respondent: Truss, Michael Steven
6644 Hollandaire Dr W, Boca Raton, FL 33433-7534
Situs Address: 6644 Hollandaire Dr W, Boca Raton, FL
PCN: 00-42-47-22-04-002-0060

Complexity Level: 1
Status: Active
CEO: Adam F Moulton
Case No: C-2026-05080014
Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

Violations:	1	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Fence has multiple areas in disrepair and needs to either be fully repaired entirely or replaced. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 05/08/2026 Status: SIT
	2	Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 05/08/2026 Status: SIT

Agenda No.:	046	Complexity Level: -	Status: Active
Respondent:	T.A.P. CARE INCORPORATED	CEO: Nick N Navarro	
	5047 Summit Blvd, West Palm Beach, FL 33415		
Situs Address:	5047 Summit Blvd, West Palm Beach, FL	Case No: C-2025-12180017	
PCN:	00-42-44-02-01-000-0370	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, loft built out without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/29/2025 Status: CCH 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. More specifically: operating outside the current use. (school) . 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 561-233-520 Code: Unified Land Development Code - 1.A.2 Issued: 12/29/2025 Status: CCH 3 Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. >> Obtain the required permits for the additional electrical and receptacles that were added and all other unpermitted electrical work completed. Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) Issued: 12/29/2025 Status: CCH 4 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. >> More specifically, additional bathrooms have been erected or installed without a valid building permit. Obtain the required permits for the unpermitted work completed. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/29/2025 Status: CCH		

cc: Tap Care Incorporated

Agenda No.:	047	Complexity Level: -	Status: Removed
Respondent:	Arroyo, Israel	CEO: Steve R Newell	
	9180 Bloomfield Dr, Palm Beach Gardens, FL 33410-5932		
Situs Address:	9180 Bloomfield Dr, Palm Beach Gardens, FL	Case No: C-2026-02260004	
PCN:	00-42-42-13-01-004-0040	Zoned: RM	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

Violations:	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: 02/26/2026 Status: CLS
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Agenda No.:	048	Complexity Level: -	Status: Removed
Respondent:	Fyr Sfr Borrower Llc		CEO: Steve R Newell
	1201 Hays St, Tallahassee, FL 32301-2525 United States		
Situs Address:	3705 William St, West Palm Beach, FL	Case No:	C-2026-03180011
PCN:	00-43-42-19-02-004-0180	Zoned:	RM
Violations:	1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/18/2026 Status: CLS 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: 03/18/2026 Status: CLS 3 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, a utility trailer. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 03/18/2026 Status: CLS		

Agenda No.:	049	Complexity Level: -	Status: Removed
Respondent:	Lopez, Miguel; Lopez, Irma		CEO: Steve R Newell
	296 Flamingo Pt N, Jupiter, FL 33458-8347		
Situs Address:	3602 William St, West Palm Beach, FL	Case No:	C-2026-04210016
PCN:	00-43-42-19-02-001-0091	Zoned:	RM
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: 04/22/2026 Status: CLS		

Agenda No.:	050	Complexity Level: -	Status: Active
Respondent:	MASCHMEYER PROPERTIES 9120 LLC		CEO: Steve R Newell
	777 S Flagler Dr, Ste 500 E, West Palm Beach, FL 33401		
Situs Address:	9072 Old Dixie Hwy, West Palm Beach, FL	Case No:	C-2026-04270020
PCN:	00-43-42-17-01-000-0030	Zoned:	RH
Violations:	1 Details: All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1) Issued: 05/01/2026 Status: CCH 2 Details: Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. Specifically, the septic/plumbing is not properly working. Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2) Issued: 05/01/2026 Status: CCH 3 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. Specifically, the fascia has rotting wood Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

	Issued: 05/01/2026	Status: CCH
cc: Maschmeyer Properties 9120 Llc		

Agenda No.: 051
Respondent: NICHOLAS COKE, Trustee of the NMC TRUST
14157 Temple Blvd, Loxahatchee, FL 33470-5220
Situs Address: 4845 Brady Ln, Palm Beach Gardens, FL
PCN: 00-42-42-13-08-000-0211

Complexity Level: -
Status: Removed
CEO: Steve R Newell
Case No: C-2026-04270002
Zoned: RM

Violations:	1	Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Issued: 04/28/2026	Status: CLS
	2	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 04/28/2026	Status: CLS
	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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 04/28/2026	Status: CLS

Agenda No.: 052
Respondent: Tlc Tend To Llc
10456 Riverside Dr, Palm Beach Gardens, FL 33410-4218
Situs Address: 3658 William St, West Palm Beach, FL
PCN: 00-43-42-19-02-003-0040

Complexity Level: -
Status: Removed
CEO: Steve R Newell
Case No: C-2026-04160008
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. Specifically, the trailer in the rear of the property Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 04/21/2026	Status: CLS
	2	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: 04/21/2026	Status: CLS
	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. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Issued: 04/21/2026	Status: CLS
	4	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 04/21/2026	Status: CLS
	5	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/21/2026	Status: CLS

Agenda No.: 053
Respondent: POLO CAPITAL LLC
240 Crandon Blvd, Ste 250, Key Biscayne, FL 33149-1620
Situs Address: 8421 S State Road 7, Boynton Beach, FL

Complexity Level: 2
Status: Active
CEO: Richard W Padgett
Case No: C-2025-08200020

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM**

Zoned: AGR

1 Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

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

More specifically, but not limited to: Obtain all required permitting and approvals for this parcel, to include the two entrances on S. State Road 7, electronic gates and access system, landscape berm along S. State Road 7, fencing, irrigation/drainage pump(s), excavation of retention pond and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 10/10/2025 **Status:** CCH

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

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

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/10/2025 **Status:** CCH

Status: Active

CEO: Richard W Padgett

S State Road 7, FL

Case No: C-2025-10100010

Zoned: AGR-PUD/P

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

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

2 Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

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

More specifically, but not limited to: Obtain all required permitting and approvals for this former row crop parcel and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

	Issued: 10/10/2025	Status: CCH
cc: Polo Capital Llc		

Agenda No.: 055	Complexity Level: 2	Status: Active
Respondent: POLO CAPITAL LLC		CEO: Richard W Padgett
240 Crandon Blvd, Ste 250, Key Biscayne, FL 33149-1620		
Situs Address: S State Road 7, FL	Case No: C-2025-10100012	
PCN: 00-41-45-13-03-001-0020	Zoned: AGR-PUD/P	
Violations:	1 Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. More specifically, but not limited to: Obtain all required permitting and approvals for this former row crop parcel and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval. Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C Issued: 10/10/2025 Status: CCH	
	2 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 10/10/2025 Status: CCH	

cc: Polo Capital Llc

Agenda No.: 056	Complexity Level: 2	Status: Active
Respondent: POLO CAPITAL LLC		CEO: Richard W Padgett
240 Crandon Blvd, Ste 250, Key Biscayne, FL 33149-1620		
Situs Address: S State Road 7, FL	Case No: C-2025-10100015	
PCN: 00-41-45-13-03-001-0050	Zoned: AGR-PUD/P	
Violations:	1 Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. More specifically, but not limited to: Obtain all required permitting and approvals for this former row crop parcel and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval. Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C Issued: 10/10/2025 Status: CCH	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

2	Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 10/10/2025 Status: CCH
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cc: Polo Capital Llc

Agenda No.: 057

Respondent: POLO CAPITAL LLC

Situs Address: S State Road 7, FL

PCN: 00-41-45-13-03-001-0060

Complexity Level: 2

240 Crandon Blvd, Ste 250, Key Biscayne, FL 33149-1620

Violations:

Status: Active

CEO: Richard W Padgett

Case No: C-2025-10100016

Zoned: AGR-PUD/P

1	Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. More specifically, but not limited to: Obtain all required permitting and approvals for this parcel, to include the driveway on 116th Ter. S., electronic gates and access system, irrigation/drainage pump(s), excavation of retention pond and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval. Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C Issued: 10/10/2025 Status: CCH
2	Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 10/10/2025 Status: CCH

cc: Polo Capital Llc

Agenda No.: 058

Respondent: POLO CAPITAL LLC

Situs Address: S State Road 7, FL

PCN: 00-41-45-13-03-001-0070

Complexity Level: 2

240 Crandon Blvd, Ste 250, Key Biscayne, FL 33149-1620

Violations:

Status: Active

CEO: Richard W Padgett

Case No: C-2025-10100017

Zoned: AGR-PUD/P

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

Violations:

- 1

Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

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

More specifically, but not limited to: Obtain all required permitting and approvals for this parcel, to include the driveway on Osprey Pond Ln., electronic gates and access system, chain link fence, excavation of retention pond and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 10/10/2025
Status: CCH
- 2

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

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

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/10/2025
Status: CCH

cc: Polo Capital Llc

Agenda No.: 059

Respondent: POLO CAPITAL LLC

Situs Address: 116th Ter S, FL

PCN: 00-41-45-13-06-001-0010

Complexity Level: 2

240 Crandon Blvd, Ste 250, Key Biscayne, FL 33149-1620

Case No: C-2025-10100018

Zoned: AGR-PUD/P

Status: Active

CEO: Richard W Padgett

Violations:

- 1

Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

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

More specifically, but not limited to: Obtain all required permitting and approvals for this parcel, to include the driveway on 116th Ter. S., electronic gates and access system, irrigation/drainage pump(s), excavation of retention ponds, barns, stalls and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 10/10/2025
Status: CCH
- 2

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

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

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/10/2025
Status: CCH

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

cc: Polo Capital Llc

Agenda No.:	060	Complexity Level:	1	Status:	Active
Respondent:	ON DEMAND INVESTMENT & MANAGEMENT GROU LLC 9223 Oak Alley Dr, Lake Worth, FL 33467-6186			CEO:	Debbie N Plaud
Situs Address:	9728 Majestic Way, Boynton Beach, FL			Case No:	C-2025-09240007
PCN:	00-42-45-22-04-000-0530			Zoned:	RS
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been altered without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/13/2025Status: 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, pool and deck have been resurfaced/altered without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/13/2025Status: CCH				

Agenda No.:	061	Complexity Level:	-	Status:	Active
Respondent:	KAPLAN, STEVEN R PO BOX 14363, North Palm Beach, FL 33408-0363			CEO:	Ronald Ramos
Situs Address:	1897 Windsor Dr, North Palm Beach, FL			Case No:	C-2026-03310009
PCN:	00-43-42-04-00-000-4140			Zoned:	RH
Violations:	1 Details: DETAILS: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. >>>>MORE SPECIFICALLY, THE WOOD FENCE ERECTED ALONG THE SOUTHERN BOUNDARY OF THE SITUS, IS IN DISREPAIR. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 04/01/2026Status: CCH 2 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, VISIBLE FROM THE ROADWAY, AT THE SITUS. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/01/2026Status: CCH				

Agenda No.:	062	Complexity Level:	-	Status:	Active
Respondent:	SHOWTIME PROPERTIES LLC 1201 HAYS St, TALLAHASSEE, FL 33458			CEO:	Ronald Ramos
Situs Address:	14670 Palmwood Rd, Palm Beach Gardens, FL 33410			Case No:	C-2019-12310019
PCN:	00-43-41-20-00-000-3290			Zoned:	RT
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, unpermitted paver driveway - (portion traversing blacktop sidewalk and the turn-out) has been erected or installed without a valid building permit. Obtain required building permits for the unpermitted paver driveway - (portion traversing blacktop sidewalk and the turn-out) or remove the unpermitted paver driveway - (portion traversing blacktop sidewalk and turn-out). Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 02/24/2020Status: CCH				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

cc: Showtime Properties Llc
Showtime Properties Llc

Agenda No.: 063

Respondent: Chowdhury, Kamrul H; Ali, Sabrina

Situs Address: 4970 Purdy Ln, West Palm Beach, FL

PCN: 00-42-44-13-00-000-3770

Complexity Level: -

2288 Ridgewood Cir, Royal Palm Beach, FL 33411-6158

Status: Active

CEO: Teresa G Rouse

Case No: C-2025-11040020

Zoned: RM

Violations:

1

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

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

Issued: 11/26/2025

2

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

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

Issued: 11/26/2025

3

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

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

Issued: 11/26/2025

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, an addition has been erected or installed to the home without a valid building permit.

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

Issued: 11/26/2025

Status: CCH

cc: Occupant

Agenda No.: 064

Respondent: Dorestal, Edilia; Dorestal, Widlet; Dorcely, Dajna

Situs Address: 4446 Wilkinson Dr, Lake Worth, FL

PCN: 00-43-44-30-01-053-0030

Complexity Level: -

4446 Wilkinson Dr, Lake Worth Beach, FL 33461-4544

Status: Active

CEO: Teresa G Rouse

Case No: C-2025-12100004

Zoned: RM

Violations:

1

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

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

Issued: 12/29/2025

Status: CCH

Agenda No.: 065

Respondent: Belloral LLC

Situs Address: 16594 Hamlin Blvd, FL

PCN: 00-40-42-24-00-000-3040

Complexity Level: -

2529 Vicara Ct, Royal Palm Beach, FL 33411-1479

Status: Removed

CEO: Christina G Stodd

Case No: C-2026-04070017

Zoned: AR

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Page: 32 of 44

Print Date: 7/24/2026 03:21 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

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. More specifically please obtain a site development permit to address the clearing of the lot and any added fill. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 04/08/2026 Status: CLS
	2	Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically please obtain a site development permit to address the clearing of the lot and any added fill. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 04/08/2026 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. More specifically, there is a large amount of vegetative and tree debris that is stored in the middle of the vacant lot. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/08/2026 Status: CLS

Agenda No.: 066	Complexity Level: 1	Status: Removed
Respondent: Esposito, Daniel Lee Sr; Esposito, Sally A 15554 Tangerine Blvd, Loxahatchee, FL 33470-3414		CEO: Christina G Stodd
Situs Address: 15554 Tangerine Blvd, Loxahatchee, FL		Case No: C-2026-04130018
PCN: 00-41-42-31-00-000-3029		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: 04/13/2026 Status: CLS

Agenda No.: 067	Complexity Level: 1	Status: Active
Respondent: Orozco, Alain; Orozco, Ivette 13505 Key Lime Blvd, West Palm Beach, FL 33412-2149		CEO: Christina G Stodd
Situs Address: 13505 Key Lime Blvd, West Palm Beach, FL		Case No: C-2026-01150021
PCN: 00-41-42-28-00-000-5120		Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

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, fence and gates around the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/22/2026 Status: CCH
	3	Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 01/22/2026 Status: CCH

Agenda No.: 068	Complexity Level: -	Status: Active
Respondent: Flores-Franco, Hector Jose		CEO: RI Thomas
	URS LAS CHIMENEAS AV 93 A NO, 114-160 APTO 10-I Valencia, Venezuela	
Situs Address: 16744 E Brighton Dr, Loxahatchee, FL		Case No: C-2026-01210019
PCN: 00-40-43-25-00-000-3380		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, alterations has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/17/2026 Status: CCH

Agenda No.: 069	Complexity Level: -	Status: Active
Respondent: Hickman, Robert; Hickman, Pamela A		CEO: RI Thomas
	7670 Ellen Ln, Royal Palm Beach, FL 33411	
Situs Address: 7670 Ellen Ln, West Palm Beach, FL		Case No: C-2026-02060023
PCN: 00-42-43-27-05-006-4404		Zoned: AR
Violations:	1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/13/2026 Status: CCH
	2	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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) Issued: 03/13/2026 Status: CCH

Agenda No.: 070	Complexity Level: 1	Status: Active
Respondent: McCabe, Martin C		CEO: RI Thomas
	120 Armadillo Way, West Palm Beach, FL 33411-3817	
Situs Address: 120 Armadillo Way, West Palm Beach, FL		Case No: C-2025-12100024
PCN: 00-42-43-27-05-006-4406		Zoned: AR

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

215 N Federal Hwy, Boca Raton, FL 33432-3992		
Situs Address:	9033 Glades Rd, Boca Raton, FL	Case No: C-2026-03050009
PCN:	00-42-43-27-05-077-0962	Zoned: MUPD
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 # E-2016-026482-0000 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, E-2016-026482-0000 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: 05/12/2026 Status: CCH	

Agenda No.:	073	Complexity Level: -	Status: Active
Respondent:	Wilson, Katie J; Wilson, Tyler G		CEO: Charles Zahn
	1403 Tahoe Ct, Lake Worth Beach, FL 33461-6018		
Situs Address:	1403 Tahoe Ct, Lake Worth, FL	Case No: C-2026-02170006	
PCN:	00-43-44-32-01-003-0060	Zoned: RS	
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, boat(s) parked in the front yard area. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 02/17/2026 Status: CCH 2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicle (s) parked on the grass. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 02/17/2026 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, wood fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/17/2026 Status: CCH		

Agenda No.:	074	Complexity Level: -	Status: Active
Respondent:	CHAPMAN, LAURA LEE		CEO: Caroline Foulke
	4985 Clinton Blvd, Lake Worth, FL 33463-2270		
Situs Address:	4985 Clinton Blvd, Lake Worth, FL	Case No: C-2025-07140026	
PCN:	00-42-44-24-10-000-7160	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, fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/18/2025 Status: CCH		

Agenda No.:	075	Complexity Level: -	Status: Active
Respondent:	MARIANO, OMAR		CEO: Caroline Foulke
	6110 Lambeth Cir, Lake Worth, FL 33463-6721		
Situs Address:	6110 Lambeth Cir, Lake Worth, FL	Case No: C-2025-07280009	
PCN:	00-42-44-34-25-000-5800	Zoned: RS	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 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, pool barrier fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/28/2025 Status: CCH
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Agenda No.:	076	Complexity Level:	1	Status:	Active
Respondent:	FIRST CHOICE ENRICHMENT CENTER LLC	CEO:	Darrin L Emmons		
	5201 Washington Rd, Delray Beach, FL 33484-8107				
Situs Address:	5201 Washington Rd, Delray Beach, FL	Case No:	C-2026-03110011		
PCN:	00-42-46-23-02-000-3090	Zoned:	RS		
Violations:	1 Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 03/12/2026 Status: SIT 2 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, a White Buick car was observed parked in the driveway at this single-family residence with two flat tires. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/12/2026 Status: SIT 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 at this single-family property has a part that is falling down Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 03/12/2026 Status: SIT 4 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 paver walkway at this residential property has missing and loose pavers, making it a safety hazard to walk on the walkway. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 03/12/2026 Status: SIT 5 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. More specifically, the garbage container was observed out near the roadway in front of this single-family property on a Wednesday when garbage collection for this area if Tuesday and Friday. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Issued: 03/12/2026 Status: SIT 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. More specifically, there are areas on the front of this single-family property where the paint has chipped off. Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 03/12/2026 Status: SIT				

Agenda No.:	077	Complexity Level:	-	Status:	Active
Respondent:	RODRIGUEZ, REYNALDO	CEO:	Kareem B Graham		
	3881 Ocala Rd, Lake Worth, FL 33462-2232				
Situs Address:	3881 Ocala Rd, Lake Worth, FL	Case No:	C-2025-12290031		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

PCN: 00-43-45-06-04-020-0230Zoned: 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, a paver driveway addition has been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/26/2026Status: CCH
	3	Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, the Alteration under B-2007-023461-0000 proposed converting a garage into a Livable Den. Code: PBC Amendments to FBC 8th Edition (2023) - 111.1 Issued: 01/26/2026Status: CCH
	4	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2007-023461-0000 has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 01/26/2026Status: CCH

Agenda No.: 078Complexity Level: -Status: Active
Respondent: Delgado, Raul; Guerrero, Yanelly LopezCEO: Timothy M Madu
12115 Persimmon Blvd, Royal Palm Beach, FL 33411-8975
Situs Address: 12115 Persimmon Blvd, West Palm Beach, FLCase No: C-2025-10270007
PCN: 00-41-43-03-00-000-5920Zoned: 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. More specifically, the fill brought into the property. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 10/28/2025Status: CCH
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Agenda No.: 079Complexity Level: -Status: Active
Respondent: Cummings, Lovett DCEO: Omar J Sheppard
3160 Mandarin Blvd, Loxahatchee, FL 33470-3659
Situs Address: 3160 Mandarin Blvd, Loxahatchee, FLCase No: C-2026-03300014
PCN: 00-40-43-14-00-000-5850Zoned: 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: 04/29/2026Status: 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 COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

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

Issued: 04/29/2026

Status: CCH

Agenda No.: 080

Respondent: Dixon, Rayfield Jr; Dixon, Angela

Situs Address: 17379 31st Rd N, Loxahatchee, FL

PCN: 00-40-43-14-00-000-5810

Violations:

Complexity Level: -

17379 31st Rd N, Loxahatchee, FL 33470-3683

17379 31st Rd N, Loxahatchee, FL

00-40-43-14-00-000-5810

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: 04/29/2026

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: 04/29/2026

3

Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 04/29/2026

Status: Active

CEO: Omar J Sheppard

Case No: C-2026-03270012

Zoned: AR

Agenda No.: 081

Respondent: LAWRENCE, JAPHETH; RODRIGUES, ORIANA A

Situs Address: 3306 Fargo Ave, Lake Worth, FL

PCN: 00-42-44-19-01-008-0130

Violations:

Complexity Level: -

3381 Lago De Talavera, Lake Worth, FL 33467-1069

3306 Fargo Ave, Lake Worth, FL

00-42-44-19-01-008-0130

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 detached roofed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/31/2026

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 concrete building pad has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/31/2026

Status: Active

CEO: Richard F Cataldo

Case No: C-2026-03300007

Zoned: AR

cc: Japheth Lawrence And Oriana A Rodrigues

Agenda No.: 082

Respondent: Medina, Guillermo V; Medina, Maria R

Situs Address: 16431 E Goldcup Dr, Loxahatchee, FL

PCN: 00-40-43-25-00-000-3680

Complexity Level: -

16431 E Goldcup Dr, Loxahatchee, FL 33470-4132

16431 E Goldcup Dr, Loxahatchee, FL

00-40-43-25-00-000-3680

Status: Active

CEO: RI Thomas

Case No: C-2026-04170015

Zoned: AR

ePZB / CE_Merge_Agenda.rpt-1100

Page: 39 of 44

Print Date: 7/24/2026 03:21 PM

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

Violations:	1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 04/17/2026 Status: CCH
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Agenda No.:

083

Complexity Level:

1

Status:

Active

Respondent:

Librizzi Holdings LLC

CEO:

Rl Thomas

4785 Gulfstream Rd, Lake Worth, FL 33461

Situs Address:

3802 Melaleuca Ln, Lake Worth, FL

Case No:

C-2026-03060024

PCN:

00-43-44-30-01-109-0011

Zoned:

RM

Violations:	1 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, trailers. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 03/09/2026 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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/09/2026 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, Wooden Roofed Structure rear of Dwelling has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/09/2026 Status: CCH
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Agenda No.:	084	Complexity Level:	1	Status:	Active
Respondent:	Mahotiére, Jean R; Castin, Fersene; Castin, Mimose	CEO:	Darrin L Emmons		
	5226 Ferndale Dr, Delray Beach, FL 33484-1732				
Situs Address:	5226 Ferndale Dr, Delray Beach, FL	Case No:	C-2026-04030009		
PCN:	00-42-46-11-05-000-0230	Zoned:	AR		
Violations:	1 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, several vehicles were observed parked on the grass in front of this single-family residence. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 04/03/2026 Status: CCH				

Agenda No.:

085

Complexity Level:

-

Status:

Removed

Respondent:

Chen, Parlet B

CEO:

Timothy M Madu

5660 Royal Palm Beach Blvd, Royal Palm Beach, FL

33411-8874

Situs Address:

5660 Royal Palm Beach Blvd, West Palm Beach, FL

Case No:

C-2026-03250013

PCN:

00-41-43-02-00-000-3300

Zoned:

AR

Violations:	1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/25/2026 Status: CLS More specifically, the open storage of multiple items in the front setback, to include the vehicles in a state of disrepair.
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

Agenda No.:	086	Complexity Level:	-	Status:	Active
Respondent:	CHURCH, RAYMOND A Jr; CHURCH, CHRISTINA B 684 Whippoorwill Row, West Palm Beach, FL 33411-5231			CEO:	Richard F Cataldo
				Type:	Life Safety
Situs Address:	684 Whippoorwill Row, West Palm Beach, FL			Case No:	C-2026-06170007
PCN:	00-42-43-27-05-010-0370			Zoned:	RE
Violations:	1 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 06/18/2026 Status: CCH				

Agenda No.:	087	Complexity Level:	-	Status:	Active
Respondent:	Asplundh, Barbara L 3340 Santa Barbara Dr, Wellington, FL 33414-7268			CEO:	Christina G Stodd
Situs Address:	Buck Ridge Trl, FL			Case No:	C-2026-02110020
PCN:	00-40-43-21-01-000-1240			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, construction materials observed on the west rear side of the property by the canal and the south rear side. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/18/2026 Status: CCH				

Agenda No.:	088	Complexity Level:	1	Status:	Active
Respondent:	Miriam Goldman and Devora Kellner, as Trustees of the RL 6-17 TUST, having an address at 934 45th Street, Brooklyn, NY 11219, as Grantee. 38 Ivy Hill Rd, Lakewood, NJ 08701-5772			CEO:	John Gannotti
Situs Address:	6 Waltham A, West Palm Beach, FL			Case No:	C-2026-03260014
PCN:	00-42-43-23-02-001-0060			Zoned:	RH
Violations:	1 Details: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically any and all affected surfaces and materials as a result of fire damage. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 03/30/2026 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 hot water heater (including electrical and plumbing) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/30/2026 Status: CCH				
cc: Miriam Goldman And Devora Kellner, As Trustees					

Agenda No.:	089	Complexity Level:	1	Status:	Active
Respondent:	1115 STALLION LLC 2101 N Vista Pkwy, Ste 284, West Palm Beach, FL 33411			CEO:	Jill L Lovett
				Type:	Irreparable
Situs Address:	4664 Schall Way, West Palm Beach, FL			Case No:	C-2026-07050001
PCN:	00-42-43-24-00-000-7270			Zoned:	RM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

Violations:	1	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 but not limited to the amplified noise/music coming from the residence off the property as well as what sounded like a DJ mixing the music and on the mic. Code: Unified Land Development Code - 5.E.4.B.1.c. Issued: 07/06/2026	Status: CCH
	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: CCO observed numerous cars arriving to the property and loud music coming from the property with an advertisement for a commercial party event at the residence. CCO observed nightclub/commercial event type activity on the property. Code: Unified Land Development Code - 1.A.2 Issued: 07/06/2026	Status: CCH

cc: Commissioners

Agenda No.: 090	Complexity Level: 1	Status: Active
Respondent: 1115 STALLION LLC		CEO: Jill L Lovett
	2101 Vista Pkwy, Ste 284, West Palm Beach, FL 33411	Type: Irreparable
Situs Address: 4664 Schall Way, West Palm Beach, FL		Case No: C-2026-06210001
PCN: 00-42-43-24-00-000-7270		Zoned: RM
Violations:	1	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 but not limited to the amplified noise/music coming from the residence off the property. Code: Unified Land Development Code - 5.E.4.B.1.c. Issued: 06/22/2026 Status: CCH
	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: CCO observed numerous cars arriving to the property and loud music coming from the property as well as a parking attendant that appeared to be an off duty officer guiding attendants to the business parking lot to park off property. Vehicles were observed being guided to park off property on a business lot. Nightclub type commercial event on residential lot observed. Advertisement for commercial event with admission fee located for this event. Code: Unified Land Development Code - 1.A.2 Issued: 06/22/2026 Status: CCH

cc: Commissioners

Agenda No.: 091	Complexity Level: -	Status: Active
Respondent: Roth, Austyn T		CEO: Jen L Batchelor
	9576 171st St N, Jupiter, FL 33478-2215	Type: Repeat
Situs Address: 9576 171st St N, Jupiter, FL		Case No: C-2026-06040001
PCN: 00-42-41-06-00-000-7250		Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
AUGUST 05, 2026 9:00 AM

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: This property has a Development Order for a Single-Family Dwelling in the AR Zoning District. The property was observed to have a business named Lucky Portables on the property. The property is being used to store commercial trucks and porta potty's pertaining to Lucky Portables. Code: Unified Land Development Code - 1.A.2 Issued: 06/17/2026 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] More specifically, commercial vehicles on the property for Lucky Portables business. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 06/17/2026 Status: SIT
	3	Details: No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, operating Lucky Portables business on property without a Business Tax Receipt. Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17 Issued: 06/17/2026 Status: SIT

Agenda No.: 092	Complexity Level: -	Status: Active		
Respondent: Tejada, Mary C; Tejada, Jose R 11917 49th St N, Royal Palm Beach, FL 33411-9160		CEO: Timothy M Madu		
Situs Address: 11917 49th St N, West Palm Beach, FL		Case No: C-2026-02040033		
PCN: 00-41-43-11-00-000-3520		Zoned: AR		
Violations:	<table><tr><td>1</td><td>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, the commercial vehicles on the property are not allowed in the residential zone. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 02/04/2026 Status: CCH</td></tr></table>		1	Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] More specifically, the commercial vehicles on the property are not allowed in the residential zone. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 02/04/2026 Status: CCH
1	Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] More specifically, the commercial vehicles on the property are not allowed in the residential zone. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 02/04/2026 Status: CCH			

Agenda No.: 093	Complexity Level: 1	Status: Active
Respondent: THOMAS and PATRICIA MECCA REVOCABLE TRUST 15303 Estancia Ln, Wellington, FL 33414-7408		CEO: Joanna Mirodias
Situs Address: 4563 Canal Dr, Lake Worth, FL		Case No: C-2024-07290028
PCN: 00-42-45-12-01-001-0030		
RE: Request to Rescind Special Magistrate Order dated December 12, 2024, due to: Change of ownership prior to compliance date of 2-9-25.		
cc: Thomas And Patricia Mecca Revocable Trust		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 05, 2026 9:00 AM

Agenda No.:	094	Complexity Level:	-	Status:	Active
Respondent:	Rosquete, William; Ramirez, Barbara 7077 Oakmont Dr, Lake Worth, FL 33467-1327			CEO:	Ray F Leighton
Situs Address:	7077 Oakmont Dr, Lake Worth, FL			Case No:	C-2025-03210030
PCN:	00-42-44-21-01-000-3090				
RE:	Request to Rescind Special Magistrate Order dated November 5, 2025, due to: Change of ownership. Sold on 3-24-26-New case created (2026-07070007).				
cc:	Shendell & Pollock P.L.				

Agenda No.:	095	Complexity Level:	1	Status:	Active
Respondent:	1115 STALLION LLC 2101 Vista, Ste 284, West Palm Beach, FL 33411 United States			CEO:	Jill L Lovett
				Type:	Irreparable
Situs Address:	4664 Schall Way, West Palm Beach, FL			Case No:	C-2026-07120001
PCN:	00-42-43-24-00-000-7270			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: CCO observed numerous cars arriving to the property and loud music coming from the property with an advertisement for a commercial party event at the residence. Observations are of a commercial sized event on residential property without appropriate approval. Code: Unified Land Development Code - 1.A.2 Issued: 07/13/2026 Status: SIT 2 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 but not limited to the amplified noise/music coming from the residence off the property. Code: Unified Land Development Code - 5.E.4.B.1.c. Issued: 07/13/2026 Status: SIT				
cc:	Commissioners				

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. "