CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Special Magistrate: William Toohey
Contested

Special Magistrate: Earl K Mallory
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Complexity Level: -** **Status:** Active
Respondent: Temple, Craig H; Grisales, Yesenia R **CEO:** Jen L Batchelor
9828 159th Ct N, Jupiter, FL 33478-9347
Situs Address: 9828 159th Ct N, Jupiter, FL **Case No:** C-2026-02050017
PCN: 00-42-41-18-00-000-3310 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/10/2026 **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, a paver parking pad to the east of the home has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/10/2026 **Status:** CCH

Agenda No.: 002 **Complexity Level: -** **Status:** Active
Respondent: Holder, Vernon E Jr; Holder, Jimette B **CEO:** Jen L Batchelor
13639 156th St N, Jupiter, FL 33478-8524
Situs Address: 13639 156th St N, Jupiter, FL **Case No:** C-2026-04060021
PCN: 00-41-41-16-00-000-4100 **Zoned:** AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, ladders, plywood, fencing materials and inoperable vehicles being stored at the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/13/2026 **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. More specifically, unlicensed vehicles stored at the property.
Code: Unified Land Development Code - 6.D.1.A.1.b.1

Issued: 04/13/2026 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, but not limited to, a utility trailer parked in the front yard.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/13/2026 **Status:** CCH

4 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically, hurricane shutters on windows of the home.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 04/13/2026 **Status:** CCH

Agenda No.: 003 **Complexity Level:** - **Status:** Active
Respondent: Ordonez, Yander; Ordonez, Azucena **CEO:** Jen L Batchelor
13557 156th St N, Jupiter, FL 33478-8522
Situs Address: 13557 156th St N, Jupiter, FL **Case No:** C-2026-04060022
PCN: 00-41-41-16-00-000-3340 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, a large pile of trash bags, landscaping debris, pavers, pipes and the like on the east side of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/13/2026 **Status:** CCH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: BOCA GARDENS HOMEOWNERS ASSOCIATION, INC **CEO:** Steve G Bisch
6111 Broken Sound Pkwy, Ste 200, Boca Raton, FL 33487
Situs Address: 9112 Vineland Ct, FL **Case No:** C-2026-04030014
PCN: **Zoned:**
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, exterior wall and stucco repair work including has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/14/2026 **Status:** CCH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: RCK007 LLC **CEO:** Steve G Bisch
22103 Altona Dr, Boca Raton, FL 33428-4773
Situs Address: 22103 Altona Dr, Boca Raton, FL **Case No:** C-2026-04280019
PCN: 00-41-47-22-05-000-0880 **Zoned:** RT
Violations:

1 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 05/13/2026 **Status:** CCH

2 **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: 05/13/2026 **Status:** CCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: ROSEN REAL ESTATE LLC **CEO:** Steve G Bisch
150 E Palmetto Park Rd, Ste 800, Boca Raton, FL 33432
Situs Address: 23392 Country Club Dr E, Boca Raton, FL **Case No:** C-2026-02260006
PCN: 00-41-47-36-07-000-1040 **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, interior alteration work is being completed including not limited to removal of interior wall, and removal of large areas of sheetrock without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2026 **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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2026 **Status:** CCH

cc: Rosen Real Estate, Llc
Rosen Real Estate, Llc

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: RREEF AMERICA REIT II CORP. J **CEO:** Steve G Bisch
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 9772 Glades Rd, Boca Raton, FL **Case No:** C-2026-02120040
PCN: 00-42-47-18-12-001-0000 **Zoned:** CG

Violations:

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

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

Observation: A temporary communications tower location has been established in the parking lot at this location including two towers generator and truck without a temporary permit
Code: Unified Land Development Code - 1.A.2
Issued: 02/17/2026 **Status:** CCH

cc: Westwinds Of Boca/Prop Tax Dept 207

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: Kay, Betty S **CEO:** Brian Burdett
2194 E Carol Cir, West Palm Beach, FL 33415-7312
Situs Address: 2194 E Carol Cir, West Palm Beach, FL **Case No:** C-2026-03030021
PCN: 00-42-44-13-11-000-0520 **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, Open storage including but not limited to appliances, inoperative vehicles on property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/08/2026 **Status:** CCH

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 04/08/2026 **Status:** CCH

Agenda No.: 009 **Complexity Level:** - **Status:** Active
Respondent: LAWRENCE, JAPHETH; RODRIGUES, ORIANA A **CEO:** Richard F Cataldo
3381 Lago De Talavera, Lake Worth, FL 33467-1069
Situs Address: 3306 Fargo Ave, Lake Worth, FL **Case No:** C-2026-04130010
PCN: 00-42-44-19-01-008-0130 **Zoned:** AR

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: 04/13/2026 **Status:** CCH

cc: Japheth Lawrence And Oriana A Rodrigues

Agenda No.: 010 **Complexity Level: -** **Status:** Active
Respondent: PATCHIN, DUANE; PATCHIN, HEIDI **CEO:** Richard F Cataldo
9737 Wood Pine Ct, Lake Worth, FL 33467-2340
Situs Address: 9737 Wood Pine Ct, Lake Worth, FL **Case No:** C-2026-04060018
PCN: 00-42-44-19-04-000-2210 **Zoned:** RTS

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: 04/06/2026 **Status:** CCH

2 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 04/06/2026 **Status:** CCH

Agenda No.: 011 **Complexity Level: -** **Status:** Active
Respondent: REAL SUB LLC **CEO:** Richard F Cataldo
801 US Highway 1, North Palm Beach, FL 33408
Situs Address: 9855 Lake Worth Rd, Lake Worth, FL **Case No:** C-2026-04140016
PCN: 00-42-44-30-05-003-0010 **Zoned:** CG

Violations:

1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R-2023-0377 and Petition/Control # 1985-00069. More specifically, a storage container located behind the store but not shown on the site plan.
Code: Unified Land Development Code - 2.A.11
Issued: 04/14/2026 **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, a storage container has been placed behind the store without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/14/2026 **Status:** CCH

cc: Real Sub Llc

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Agenda No.: 012 **Complexity Level:** - **Status:** Active
Respondent: SOAPY SHARK SR 7 LLC **CEO:** Richard F Cataldo
4800 N Federal Hwy, Unit E-100, Boca Raton, FL 33431
Situs Address: 5301 S State Road 7, Lake Worth, FL **Case No:** C-2026-03170008
PCN: 00-42-43-27-05-035-0091 **Zoned:** CG

Violations:

1 **Details:** A violation of any condition in a DO shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #2000-262 and Petition #1983-00127.

A. The violation shall be rectified prior to any public hearing, public meeting, or DRO review on the issuance of any subsequent DO for that project, unless the subsequent application seeks to amend the condition that has been violated. Unless otherwise specified in the DO, an approved use must comply with all conditions
prior to implementing the approval. [Ord. 2020-020]

B. The violation shall be subject to any and all enforcement procedures available as provided by Art. 10, Enforcement and by all applicable laws and Ordinances.

More specifically, control number 1983-00127, per permit B-2021-055681-0000 (rev 4).
Code: Unified Land Development Code - 2.A.11
Issued: 04/03/2026 **Status:** CCH

2 **Details:** Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process.
Code: Unified Land Development Code - 7.E.3.B
Issued: 04/03/2026 **Status:** CCH

cc: Soapy Shark Sr 7 Llc
Soapy Shark Sr 7 Llc

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: Alpmen, Selim A **CEO:** Darrin L Emmons
2090 Keystone Blvd, Miami, FL 33181-2629
Situs Address: Sunrise Blvd, Delray Beach, FL **Case No:** C-2026-04160024
PCN: 00-42-46-11-04-000-1081 **Zoned:** AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, there are pieces of metal, a couch, piano and other items openly stored on this vacant residential lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/17/2026 **Status:** CCH

2 **Details:** Parking shall be prohibited on all vacant properties. More specifically, a recreational vehicle and trailer were observed on this vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/17/2026 **Status:** CCH

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: Horeb, Fritz; Horeb, Marie **CEO:** Darrin L Emmons
5149 Palm Ridge Blvd, Delray Beach, FL 33484-1113
Situs Address: 5149 Palm Ridge Blvd, Delray Beach, FL **Case No:** C-2026-04160018
PCN: 00-42-46-11-02-000-1130 **Zoned:** AR

Violations:

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, there was a vehicle parked on the grass up near the residence.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/17/2026 **Status:** CCH

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: Phillips, Christopher S **CEO:** Darrin L Emmons
5263 Sunrise Blvd, Delray Beach, FL 33484-1156
Situs Address: 5263 Sunrise Blvd, Delray Beach, FL **Case No:** C-2026-04280040
PCN: 00-42-46-11-04-000-0930 **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: 04/28/2026 **Status:** CCH

2 **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:** CCH

Agenda No.: 016 **Complexity Level: -** **Status:** Active
Respondent: FKH SFR R LP **CEO:** Jose Feliciano
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 32 W Palm Ave, Lake Worth, FL **Case No:** C-2025-11040002
PCN: 00-42-44-28-04-000-1610 **Zoned:** RS

Violations:

1 **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed. Specifically; all vegetation at property east yard area and property line is extensively overgrown and not being maintained.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 11/04/2025 **Status:** CCH

cc: Fkh Sfr R Lp

Agenda No.: 017 **Complexity Level: -** **Status:** Active
Respondent: Joinvil, Joseph Yves; Thevenin Joinvil, Marie Michelle **CEO:** Jose Feliciano
5541 Haverford Way, Lake Worth, FL 33463-6644
Situs Address: 5541 Haverford Way, Lake Worth, FL **Case No:** C-2026-02240025
PCN: 00-42-44-34-13-000-0150 **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, approved concrete driveway of property has been expanded with additional parking areas that have been erected or installed without a valid building permit or required approvals.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/26/2026 **Status:** CCH

2 **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. More Specifically; parking motor vehicles on County R-O-W sidewalk areas is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 02/26/2026 **Status:** CCH

Agenda No.: 018 **Complexity Level: -** **Status:** Active
Respondent: 1137 LLC **CEO:** Caroline Foulke
6712 Hatteras Dr, Lake Worth, FL 33467
Situs Address: 4663 Springfield St, Lake Worth, FL **Case No:** C-2026-04170024
PCN: 00-42-44-24-10-000-0830 **Zoned:** RM

Violations:

1 **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 04/23/2026 **Status:** CCH

2 **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: 04/23/2026 **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: 04/23/2026 **Status:** CCH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence, wood, chain-link has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/23/2026 **Status:** CCH

cc: 1137 Llc

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: IH4 PROPERTY FLORIDA LP INVITATION HOMES C/C **CEO:** Kareem B Graham
2525 W Frye Rd, Ste 300, Chandler, AZ 85224-6287
Situs Address: 7640 Colony Palm Dr, Boynton Beach, FL **Case No:** C-2026-04140008
PCN: 00-42-45-12-18-000-0520 **Zoned:** PUD
Violations:

2 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, there are clear signs of water intrusion around the rear sliding glass door.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 04/27/2026 **Status:** CCH

cc: Ih4 Property Florida Lp Invitation Homes C/O

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: ESTATES OF BOYNTON WATERS WEST CORP **CEO:** Dennis A Hamburger
6849 Cobia Cir, Boynton Beach, FL 33437-3644
Situs Address: 6652 Cobia Cir, Boynton Beach, FL **Case No:** C-2026-05150021
PCN: 00-42-45-22-19-000-1100 **Zoned:** RTS
Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 05/19/2026 **Status:** CCH

2 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 05/19/2026 **Status:** CCH

3 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Building pert B-2008-021886-0000..
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 05/19/2026 **Status:** CCH

Agenda No.: 021 **Complexity Level:** 1 **Status:** Active
Respondent: FKH SFR R LP **CEO:** Dennis A Hamburger
600 Galleria Pkwy, Ste 300, Atlanta, GA 30339-8146
Situs Address: 5227 Adams Rd, Delray Beach, FL **Case No:** C-2026-02020014
PCN: 00-42-46-23-02-000-2320 **Zoned:**

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, exterior and interior renovations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2026 **Status:** CCH

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Mock, Patricia **CEO:** Dennis A Hamburger
12306 Pleasant Green Way, Boynton Beach, FL 33437-2051
Situs Address: 12306 Pleasant Green Way, Boynton Beach, FL **Case No:** C-2026-05110031
PCN: 00-42-46-02-06-000-0270 **Zoned:** RT

Violations:

1 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 05/14/2026 **Status:** CCH

2 **Details:** All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (n)
Issued: 05/14/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/14/2026 **Status:** CCH

4 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/14/2026 **Status:** CCH

Agenda No.: 023 **Complexity Level:** 1 **Status:** Active
Respondent: Obrien, Patricia **CEO:** Dennis A Hamburger
14672 Country Side Ln, Delray Beach, FL 33484-3503
Situs Address: 14672 Country Side Ln, Delray Beach, FL **Case No:** C-2026-03120002
PCN: 00-42-46-15-12-001-0090 **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: 03/12/2026 **Status:** CCH

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: Rashid, Doralis M **CEO:** Dennis A Hamburger
5479 Pine Tree Dr, Delray Beach, FL 33484-1130
Situs Address: 5479 Pine Tree Dr, Delray Beach, FL **Case No:** C-2025-10140024
PCN: 00-42-46-11-04-000-0762 **Zoned:** AR

Violations:

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 enclosed patio has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/22/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Agenda No.: 025 **Complexity Level: -** **Status:** Active
Respondent: Stanco, Jane; Stanco, Michael R; Stanco, Robert J **CEO:** Dennis A Hamburger
733 Burgundy P, Delray Beach, FL 33484-5444
Situs Address: 733 Burgundy P, Delray Beach, FL **Case No:** C-2026-02190002
PCN: 00-42-46-23-05-016-7330 **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: 02/19/2026 **Status:** CCH

Agenda No.: 026 **Complexity Level: -** **Status:** Active
Respondent: Gonzalez, Emanuel; Ferraro, Rosalie **CEO:** Jamie G Illicete
17968 Winterhawk Trl, Jupiter, FL 33478-4704
Situs Address: 17968 Winterhawk Trl, Jupiter, FL **Case No:** C-2025-10020011
PCN: 00-41-41-02-00-000-1600 **Zoned:** AR

Violations:

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

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

More specifically, fill has been brought onto property to fill pond with a site development and fill permit.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/02/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed on the south 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: 10/02/2025 **Status:** CCH

Agenda No.: 027 **Complexity Level: -** **Status:** Active
Respondent: Zabik, Fidel; Len, Belinda **CEO:** Jamie G Illicete
225 Murcia Dr, Apt 308, Jupiter, FL 33458-2759
Situs Address: 10706 165th Rd N, Jupiter, FL **Case No:** C-2026-02240010
PCN: 00-41-41-12-00-000-3220 **Zoned:** AR

Violations:

1 **Details:** Al) 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, regrading land, stockpiling fill, clearing vegetation and site preparation for construction is occurring on property without obtaining a site development building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 02/24/2026 **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, open/outdoor storage of construction debris, lumber, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/24/2026 **Status:** CCH

Agenda No.: 028 **Complexity Level: -** **Status:** Active
Respondent: Sheppard, Kaycee **CEO:** Jamie G Illicete
1944 Wheeler Rd, North Palm Beach, FL 33408-2837
Situs Address: 1944 Wheeler Rd, North Palm Beach, FL **Case No:** C-2026-04240024
PCN: 00-43-42-04-00-000-3730 **Zoned:** RH

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, boat with accompanying trailer improperly parked and not screened from view.

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/26/2026 **Status:** CCH

Agenda No.: 029 **Complexity Level: -** **Status:** Active
Respondent: Smith, Michael J; Carrillo, Elizabeth **CEO:** Ray F Leighton
1910 Meadow Ct, West Palm Beach, FL 33406-6750
Situs Address: 1910 Meadow Ct, West Palm Beach, FL **Case No:** C-2026-03250002
PCN: 00-43-44-08-18-000-0220 **Zoned:** RS

Violations:

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

Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 04/28/2026 **Status:** CCH

Agenda No.: 030 **Complexity Level: -** **Status:** Active
Respondent: Ipina, Arturo; Ipina, Veronica **CEO:** Ray F Leighton
5837 Westfall Rd, Lake Worth, FL 33463-6732
Situs Address: 5837 Westfall Rd, Lake Worth, FL **Case No:** C-2026-05190012
PCN: 00-42-44-34-26-000-5120 **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, a overhead garage door has been erected or installed without a valid building permit.

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

Issued: 05/20/2026 **Status:** CCH

Agenda No.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: Wercberger, Abraham; Wercberger, Benny **CEO:** Jill L Lovett
1622 51st St, Brooklyn, NY 11204-1416
Situs Address: 178 Somerset I, West Palm Beach, FL **Case No:** C-2026-02100022
PCN: 00-42-43-23-34-009-1780 **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, storm shutters have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2026 **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, windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2026 **Status:** CCH

cc: Resident

Agenda No.: 032 **Complexity Level:** - **Status:** Active
Respondent: Taylor, Ronald E **CEO:** Timothy M Madu
17145 69th St N, Loxahatchee, FL 33470-6002
Situs Address: 17107 69th St N, Loxahatchee, FL **Case No:** C-2026-01290035
PCN: 00-40-42-35-00-000-1230 **Zoned:** AR

Violations:

1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]

More specifically, the commercial vehicles on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 01/29/2026 **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.

More specifically, the residential property is being used as a commercial storage yard.
Code: Unified Land Development Code - 1.A.2
Issued: 01/29/2026 **Status:** CCH

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

More specifically, the open storage on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/29/2026 **Status:** CCH

Agenda No.: 033 **Complexity Level:** 1 **Status:** Active
Respondent: 2154 ZIP CODE PROPERTY LLC **CEO:** Nedssa Miranda

115 N CALHOUN St, TALLAHASSEE, FL 32301 United States

Situs Address: 2154 Zip Code Pl, West Palm Beach, FL **Case No:** C-2026-05130011
PCN: 00-42-43-24-39-001-0020 **Zoned:** MUPD

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.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/20/2026 **Status:** CCH

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.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. Please repair and restriped the parking lot. (permit is required)
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 05/20/2026 **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.

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: 05/20/2026 **Status:** CCH

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

Maintain all exterior surfaces in accordance with Section 14-33 (b).
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 05/20/2026 **Status:** CCH

5 **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.

place Dumpster within Dumpster Enclosure as required by code
Code: Unified Land Development Code - 5.8. a.b.c.d
Issued: 05/20/2026 **Status:** CCH

cc: 2154 Zip Code Property Llc

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Agenda No.: 034 **Complexity Level:** 1 **Status:** Removed
Respondent: BE PROACTIVE INC **CEO:** Nedssa Miranda
70 SE 4TH Ave, Delray Beach, FL 33483
Situs Address: 175 N Military Trl, West Palm Beach, FL **Case No:** C-2026-02200030
PCN: 00-42-43-36-08-000-0511 **Zoned:** CG

Violations:

3 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
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: 03/16/2026 **Status:** CLS

4 **Details:** No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachments.

Assure that all off-street parking spaces are provided and maintained for the use of customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power.
Code: Unified Land Development Code - 6.A.1.D.3.
Unified Land Development Code - 6.D.1.A.1.a
Issued: 03/16/2026 **Status:** CLS

cc: Be Proactive Inc

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: THOMAS D COOK INDIVIDUALLY AND AS SUCCESS TRUSTEE OF THE GEORGE MANFORD COOK TRUST UNDER AGREEMENT DATED JULY 17, 1985; THOMA COOK INDIVIDUALLY AND AS TRUSTEE OF THE THOMAS D COOK TRUST UNDER AGREEMENT DAT MARCH 16 1988; THOMAS D COOK AND CATHERINI COOK INDIVIDUALLY AND AS CO-TRUSTEES OF TH COOK FAMILY TRUST UNDER AGREEMENT DATED JANUARY 4 2010; MICKEY M COOK AND DOUGLAS PALMER THE SUCCESSOR OR CO-TRUSTEES OF THI JAMES R COOK TRUST UNDER AGREEMENT DATED DECEMBER 1 1988, AS AMENDED AND RESTATED APRIL 19 2007 **CEO:** Nedssa Miranda
PO BOX 29046, Phoenix, AZ 85038-9046
Situs Address: 4371 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2026-05120034
PCN: 00-42-43-24-00-000-5110 **Zoned:** CG

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.

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: 05/14/2026 **Status:** CCH

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

Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint the property

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 05/14/2026 **Status:** CCH

Agenda No.: 036 **Complexity Level:** 1 **Status:** Active
Respondent: NADI ENTERPRISES LLC **CEO:** Nedssa Miranda
225 N Military Trl, West Palm Beach, FL 33415-2117
Situs Address: 225 N Military Trl, West Palm Beach, FL **Case No:** C-2026-02200029
PCN: 00-42-43-36-08-000-0090 **Zoned:** CG

Violations:

1 **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.

Cease parking, storing or keeping VEHICLES AND TRAILERS on any public street, or other thoroughfare or any Right-of-Way for a period exceeding one hour in any 24-hour period.

Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 03/04/2026 **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, FENCE has been erected or installed without a valid building permit.

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

Obtain a Certificate of Completion for FENCE permit

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 03/04/2026 **Status:** CCH

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

Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint areas of the property required maintenance.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 03/04/2026 **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, ROOFING/AWNING/STRUCTURE #1 has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFING/AWNING/STRUCTURE #1 or remove the ROOFING/AWNING/STRUCTURE #1.

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: 03/04/2026 **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, ROOFING/AWNING/STRUCTURE #2 has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFING/AWNING/STRUCTURE #2 or remove the ROOFING/AWNING/STRUCTURE #2.

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: 03/04/2026 **Status:** CCH

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

Obtain required building permits for the ROOFING/AWNING/STRUCTURE #3 or remove the ROOFING/AWNING/STRUCTURE #3.

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: 03/04/2026 **Status:** CCH

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

Obtain required building permits for the ROOFING/AWNING/STRUCTURE #4 or remove the ROOFING/AWNING/STRUCTURE #4.

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: 03/04/2026 **Status:** CCH

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

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

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: 03/04/2026 **Status:** CCH

9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE #2 has been erected or installed without a valid building permit.

Obtain required building permits for the SHED/STRUCTURE #2 or remove the SHED/STRUCTURE #2.

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: 03/04/2026 **Status:** CCH

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

Obtain required building permits for the SHED/STRUCTURE #3 or remove the SHED/STRUCTURE #3.

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: 03/04/2026 **Status:** CCH

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

Obtain required building permits for the SHED/STRUCTURE #4 or remove the SHED/STRUCTURE #4.

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: 03/04/2026 **Status:** CCH

12 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE #5 has been erected or installed without a valid building permit.

Obtain required building permits for the SHED/STRUCTURE #5 or remove the SHED/STRUCTURE #5.

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: 03/04/2026 **Status:** CCH

13 **Details:** All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, or other supporting structures shall be prohibited.

Remove all off-site signs.

Code: Unified Land Development Code - 8.C.13
Issued: 03/04/2026 **Status:** CCH

Agenda No.: 037 **Complexity Level:** 1 **Status:** Active
Respondent: RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY **CEO:** Nedssa Miranda
14 Ram Clark Rd, New City, NY 10956-1210

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Situs Address: 5110 Wallis Rd, West Palm Beach, FL **Case No:** C-2026-04020011
PCN: 00-42-43-35-16-000-0270 **Zoned:** RM

Violations:

1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]

Discontinue parking any vehicles exceeding 12,500 pounds (GVWR), or exceeding nine feet in height, or exceeding 26 feet in length. For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/06/2026 **Status:** CCH

Agenda No.: 038 **Complexity Level:** 1 **Status:** Active
Respondent: SOUTHERN PLAZA ONE LLC **CEO:** Nedssa Miranda
1601 FORUM Pl, Ste 1101, Briny Breezes, FL 33401 Unite
States
Situs Address: 4911 Southern Blvd, West Palm Beach, FL **Case No:** C-2026-02170027
PCN: 00-42-43-36-00-000-7990 **Zoned:** RM

Violations:

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

Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint the property
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 02/25/2026 **Status:** CCH

cc: Southern Plaza One Llc

Agenda No.: 039 **Complexity Level:** 1 **Status:** Active
Respondent: Ramjohn, Joel Mark **CEO:** Joanna Mirodias
3762 Redman Pkwy, Boynton Beach, FL 33436 United Stat
Situs Address: 3762 Redman Pkwy, Boynton Beach, FL **Case No:** C-2025-12220013
PCN: 00-43-45-07-00-000-7040 **Zoned:** AR

Violations:

2 **Details:** Section 105.1, Palm Beach County Amendments to the Florida Building Code, 8th Edition (2023), which provides that: Any owner or owner's 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, fire protection system, or accessible or flood resistant site element, 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 to the screen enclosure were erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1.
Issued: 01/12/2026 **Status:** CCH

Agenda No.: 040 **Complexity Level:** 1 **Status:** Active
Respondent: TROPICAL BREEZE ESTATES, INC. **CEO:** Joanna Mirodias
1200 Park Central Blvd S, Pompano Beach, FL 33064
Situs Address: 4343 Meadow View Dr, Boynton Beach, FL **Case No:** C-2026-04070015
PCN: 00-42-45-24-04-008-0010 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the mini-split ac has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/09/2026 **Status:** CCH

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-1988-015304-0000 Mobile Home Tie-Down has become inactive or expired.
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, permit #B-1988-015304-0000 Mobile Home Tie-Down.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 04/09/2026 **Status:** CCH

6 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #M-1986-003257-0000 Fire Suppression has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #M-1986-003257-0000 Fire Suppression.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 04/09/2026 **Status:** CCH

cc: Tropical Breeze Estates, Inc.

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: SOMERSET SHOPPES FLA LLC **CEO:** Adam F Moulton
8903 Glades Rd, Ste A-8, Boca Raton, FL 33434-4023
Situs Address: 8903 Glades Rd, Building A, Boca Raton, FL **Case No:** C-2025-10170003
PCN: 00-42-43-27-05-076-0492 **Zoned:** CG

Violations:

14 **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-2021-014225-0000 Electrical Fire Alarm 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-2021-014225-0000 Electrical Fire Alarm 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: 10/17/2025 **Status:** CCH

15 **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-2018-037974-0000 HVAC has become inactive or expired.

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, M-2018-037974-0000 HVAC 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) - 111.1

Issued: 10/17/2025 **Status:** CCH

20 **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-2014-019837-0000 Electrical L/V 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-2014-019837-0000 Electrical L/V 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: 10/17/2025 **Status:** CCH

21 **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-2014-015946-0000 Sign - Wall 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-2014-015946-0000 Sign - Wall 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: 10/17/2025 **Status:** CCH

22 **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-2013-020969-0000 HVAC 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-2013-020969-0000 HVAC 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: 10/17/2025 **Status:** CCH

23 **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-2013-006717-0000 Electrical L/V 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-2013-006717-0000 Electrical L/V 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: 10/17/2025 **Status:** CCH

24 **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-2010-008267-0000 HVAC 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-2010-008267-0000 HVAC 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: 10/17/2025 **Status:** CCH

25 **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-2009-020340-0000 HVAC 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-2009-020340-0000 HVAC 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: 10/17/2025 **Status:** CCH

26 **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-2009-008221-0000 HVAC 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-2009-008221-0000 HVAC 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: 10/17/2025 **Status:** CCH

27 **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-2009-003139-0000 Sign - Wall 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-2009-003139-0000 Sign - Wall 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: 10/17/2025 **Status:** CCH

28 **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-2009-003138-0000 Sign - Wall 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-2009-003138-0000 Sign - Wall 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: 10/17/2025 **Status:** CCH

29 **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-2006-045508-0000 Sign - Freestanding 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-2006-045508-0000 Sign - Freestanding 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: 10/17/2025 **Status:** CCH

30 **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-2005-015735-0000 Sign - Wall 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-2005-015735-0000 Sign - Wall 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: 10/17/2025 **Status:** CCH

31 **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-2004-018413-0000 Sign - Wall Supported has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2004-018413-0000 Sign - Wall Supported 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: 10/17/2025 **Status:** CCH

32 **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-2003-021066-0000 Sign - Wall Supported has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2003-021066-0000 Sign - Wall Supported 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: 10/17/2025 **Status:** CCH

33 **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-2003-018379-0000 Sign - Wall Supported has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2003-018379-0000 Sign - Wall Supported 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: 10/17/2025 **Status:** CCH

Agenda No.: 042 **Complexity Level:** 1 **Status:** Active
Respondent: Theodule, Wheash **CEO:** Adam F Moulton
22701 Bella Rita Cir, Boca Raton, FL 33433-4505
Situs Address: 22701 Bella Rita Cir, Boca Raton, FL **Case No:** C-2026-06010013
PCN: 00-42-47-27-09-000-0180 **Zoned:** AR
Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Gates are in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/02/2026 **Status:** CCH

Agenda No.: 043 **Complexity Level:** 1 **Status:** Active
Respondent: PALM COVE BUILDERS LLC **CEO:** Debbie N Plaud
70 SE 4th Ave, Delray Beach, FL 33483
Situs Address: 12029 S Military Trl, Boynton Beach, FL **Case No:** C-2026-04200015
PCN: 00-42-46-02-01-019-0000 **Zoned:** RT
Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 04/28/2026 **Status:** CCH

Agenda No.: 044 **Complexity Level: -** **Status:** Active
Respondent: SOUTH FLORIDA RENTALS LLC, SERIES 8, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 2961 PLUMOSA LN LAND TRUST DATED 7 NOVEMBER 2025
6574 N State Road 7, 175, Pompano Beach, FL 33073-3625 **CEO:** Ronald Ramos
Situs Address: 2961 Plumosa Ln, West Palm Beach, FL **Case No:** C-2026-04230015
PCN: 00-43-42-17-02-006-0280 **Zoned:** RH
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, AN ENTRANCE RAILING (CONSTRUCTED OF WOOD ST THE S/E EGRESS) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/23/2026 **Status:** CCH

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

>>>MORE SPECIFICALLY, THE MOBILE HOME SKIRT ALONG THE S/W SIDE IS IN DISREPAIR.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 04/23/2026 **Status:** CCH

Agenda No.: 045 **Complexity Level: -** **Status:** Active
Respondent: Anavia Financial Home Trust, Inc.
809 Marina Del Ray Ln, 1, West Palm Beach, FL 33401 **CEO:** Teresa G Rouse
Situs Address: 4414 Mars Ave, West Palm Beach, FL **Case No:** C-2025-12150024
PCN: 00-42-44-01-05-000-0230 **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, the driveway has been widened without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/21/2026 **Status:** CCH

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

More specifically, the hedges on this property are in violation of this code section.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 01/21/2026 **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, the garage was enclosed and converted without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/21/2026 **Status:** CCH

cc: Occupant

Agenda No.: 046 **Complexity Level: -** **Status:** Active
Respondent: Anderson, Ronald E Jr
1112 Filer Rd, Lake Worth Beach, FL 33461-5314 **CEO:** Teresa G Rouse
Situs Address: 1112 Filer Rd, Lake Worth, FL **Case No:** C-2026-02040007

PCN: 00-42-44-25-16-000-0120 **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, equipment, debris, trash, and similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/04/2026 **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. More specifically, there appears to be vehicles parked on the property with expired registration.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/04/2026 **Status:** CCH

3 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof fascia is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 02/04/2026 **Status:** CCH

Agenda No.: 047 **Complexity Level: -** **Status:** Active
Respondent: Cabrera, Isail Lopez; Martinez, Ilma Vanessa **CEO:** Teresa G Rouse
1319 Rainbow Ave, West Palm Beach, FL 33406-4879
Situs Address: 1319 Rainbow Ave, West Palm Beach, FL **Case No:** C-2026-01230039
PCN: 00-42-44-12-12-000-0010 **Zoned:** RM

Violations:

1 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, there are more recreational vehicles parked on the property than permitted.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 01/23/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. More specifically, multiple trailers are parked within the home's front setback, violating this code section.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/23/2026 **Status:** CCH

3 **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, multiple trailers are parked in the front yard and are not properly screened from view in accordance with this code section.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/23/2026 **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, a metal structure has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/23/2026 **Status:** CCH

5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, construction materials, construction debris, broken glass, and similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/23/2026 **Status:** CCH

Agenda No.: 048 **Complexity Level: -** **Status:** Active
Respondent: Forest Hill Gardens East Condominium Association, Inc. **CEO:** Teresa G Rouse

1700 Palm Beach Lakes Blvd, Ste 600, West Palm Beach, F
33401

Situs Address: Forest Hill Blvd, West Palm Beach, FL **Case No:** C-2025-12180005

PCN: **Zoned:**

Violations:

1 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior walls of the structures are in disrepair and not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 01/29/2026 **Status:** CCH

2 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the property's fencing is damaged, gates are missing, and the fencing is in a state of disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/29/2026 **Status:** CCH

3 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/29/2026 **Status:** CCH

4 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, multiple windows are damaged and in a state of disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 01/29/2026 **Status:** CCH

5 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. More specifically, the stairs handrails and guardrails are loose, broken, and/or missing components.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (l)
Issued: 01/29/2026 **Status:** CCH

6 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 01/29/2026 **Status:** CCH

7 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, the interior laundry room(s), are not being maintained and are in a state of disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 01/29/2026 **Status:** CCH

8 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, but not limited to, missing roof tiles, gutters and fascia in a state of disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/29/2026 **Status:** CCH

9 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically, the exterior paint of the building(s) is chipped, peeling, and not being maintained and.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 01/29/2026 **Status:** CCH

10 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

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 buildings outdoor space has been enclosed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2026 **Status:** CCH

11 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, exterior lighting to buildings is in disrepair. Exterior exit signs with exposed wires are not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 01/29/2026 **Status:** CCH

12 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

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, but not limited to, sidewalks and walkways are cracked, uneven, and not being maintained.

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

Issued: 01/29/2026 **Status:** CCH

13 **Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically, the second-floor railings are loose and require repair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 01/29/2026 **Status:** CCH

cc: Forest Hill Gardens East Condominium Association, Inc.
Forest Hill Gardens East Condominium Association, Inc.

Agenda No.: 049 **Complexity Level: -** **Status:** Active
Respondent: Schultz, James P; Schultz, Renee M **CEO:** Teresa G Rouse
4448 Wilkinson Dr, Lake Worth Beach, FL 33461-4544
Situs Address: 4448 Wilkinson Dr, Lake Worth, FL **Case No:** C-2026-02050031
PCN: 00-43-44-30-01-053-0034 **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, a canopy structure has been erected or installed on the property without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/05/2026 **Status:** CCH

Agenda No.: 050 **Complexity Level: -** **Status:** Active
Respondent: Justin Bartlett Animal Rescue Inc. **CEO:** Omar J Sheppard
10405 Southern Blvd, Royal Palm Beach, FL 33411-4340
Situs Address: 20363 Antoinette St, Loxahatchee, FL **Case No:** C-2026-03060029
PCN: 00-40-42-32-00-000-1600 **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, multiple sheds on property has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/16/2026 **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, a fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/16/2026 **Status:** CCH

cc: Justin Bartlett Animal Rescue Inc.

Agenda No.: 051 **Complexity Level: -** **Status:** Active
Respondent: 67TH STREET NORTH LLC **CEO:** Christina G Stodd
13529 Barberry Dr, Wellington, FL 33414-8518
Situs Address: 13755 67th St N, West Palm Beach, FL **Case No:** C-2026-01260001
PCN: 00-41-42-33-00-000-3500 **Zoned:** AR

Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage containers have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2026 **Status:** CCH

Agenda No.: 052 **Complexity Level: -** **Status:** Active
Respondent: GROVES COTTAGE LLC **CEO:** Christina G Stodd
17089 W Alan Black Blvd, Loxahatchee,, FL 33470
Situs Address: 17089 W Alan Black Blvd, Loxahatchee,, FL **Case No:** C-2026-04160034
PCN: 00-40-43-14-00-000-6220 **Zoned:** AR

Violations:

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

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

Obtain a site development permit for the fill dirt.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 04/20/2026 **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, please obtain a site development permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 04/20/2026 **Status:** CCH

cc: Groves Cottage Llc
Groves Cottage Llc

Agenda No.: 053 **Complexity Level: -** **Status:** Active
Respondent: Vazquez, Alejandro D; Higginbotham, Irene **CEO:** Christina G Stodd
PO BOX 14903, North Palm Beach, FL 33408-0903
Situs Address: 80th Ln N, FL **Case No:** C-2026-04080008
PCN: 00-41-42-22-00-000-5980 **Zoned:** AR

Violations:

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

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

More specifically, please obtain a site development permit for the clearing of the lot and for any fill being added.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 04/08/2026 **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, please obtain a site development permit for the clearing of the lot and for any fill being added.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 04/08/2026 **Status:** CCH

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/08/2026 **Status:** CCH

Agenda No.: 054 **Complexity Level: -** **Status:** Active
Respondent: Fowler, Olive P **CEO:** Rl Thomas
11883 62nd Ln N, West Palm Beach, FL 33412-2052
Situs Address: 11883 62nd Ln N, West Palm Beach, FL **Case No:** C-2026-05120008
PCN: 00-41-42-35-00-000-8020 **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: 05/13/2026 **Status:** CCH

Agenda No.: 055 **Complexity Level: -** **Status:** Active
Respondent: Mcleod, Strephen R **CEO:** Rl Thomas
16797 66th Ct N, Loxahatchee, FL 33470-3363
Situs Address: 16797 66th Ct N, Loxahatchee, FL **Case No:** C-2025-12020016
PCN: 00-40-42-36-00-000-3880 **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 has been converted to livable space with mechanical, electrical, and structural elements installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **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, Electrical Service installed on Chickee Hut has 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

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

4
Details: Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees F. (43 degrees C.). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
Code: Palm Beach County Property Maintenance Code - Section 14-44 (d) (4)
Issued: 01/28/2026 **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, a Shed has 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

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, interior renovations of shed converting to livable space with electricity, and plumbing for a bathroom (toilet/shower) has 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

7
Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a Shed has been erected or installed on the driveway without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **Status:** CCH

8
Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 01/28/2026 **Status:** CCH

9
Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)

Issued: 01/28/2026 **Status:** CCH

cc: Mcleod, Douglas

Agenda No.: 056 **Complexity Level: -** **Status:** Active
Respondent: Hugo Tschudin & Ruth A Trust Ruth Anne Tschudin, Trustee of the Hugo Tschudin and Ruth Anne Tschudin Revocable Living Trust U/A dated September 29, 2025.
337 Lake Evelyn Dr, Royal Palm Beach, FL 33411-2039 **CEO:** Rl Thomas
Situs Address: 11986 62nd Ln N, West Palm Beach, FL **Case No:** C-2026-05140013
PCN: 00-41-42-35-00-000-7670 **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: 05/15/2026 **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: 05/15/2026 **Status:** CCH

cc: Tschudin, Hugo And Ruth Anne

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: KISSIN, SHMUEL; KISSIN, TEMA
19 Avenue De La Mer, Apt 506, Palm Coast, FL 32137-121 **CEO:** Kareem B Graham
Situs Address: 4965 Le Chalet Blvd, Boynton Beach, FL **Case No:** C-2025-11100002
PCN: 00-42-45-13-04-001-0020 **Zoned:** CG
Violations:

1 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, all dumpsters must be enclosed.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 11/10/2025 **Status:** CCH

cc: Kissin, Shmuel
Kissin, Tema
Kissin, Shmuel

Agenda No.: 058 **Complexity Level: -** **Status:** Active
Respondent: Wainwright, Mariline D
309 NE 20th Ave, Boynton Beach, FL 33435-2388 **CEO:** Christina G Stodd
Situs Address: 17724 Tangerine Blvd, Loxahatchee Groves, FL **Case No:** C-2026-02260022
PCN: 00-40-42-35-00-000-4150 **Zoned:** AR

Violations:

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

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

More specifically, please obtain a site development permit for fill dirt and for land clearing.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 03/02/2026 **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, please obtain a site development permit for fill dirt and for land clearing.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 03/02/2026 **Status:** CCH

3 **Details:** Parking shall be prohibited on all vacant properties. More specifically please remove the shipping container it cannot be stored on the vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/02/2026 **Status:** CCH

cc: Wainwright, Mariline D

Agenda No.: 059 **Complexity Level:** 1 **Status:** Active
Respondent: PENN FLORIDA CLUB PROPERTIES II, LLC **CEO:** Adam F Moulton
1515 N Federal Hwy, Ste 306, Boca Raton, FL 33432-1953
Situs Address: 6200 Boca Del Mar Dr, Boca Raton, FL **Case No:** C-2026-05040020
PCN: 00-42-47-27-02-000-0010 **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: 05/05/2026 **Status:** CCH

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/05/2026 **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-2022-022780-0000 accessory structure 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-2022-022780-0000 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: 05/05/2026 **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, B-2022-028864-0000 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, B-2022-028864-0000 fence and pillars does not have a Certificate of Completion.

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

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

5 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-059459-0000 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, B-2021-059459-0000 main entrance 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: 05/05/2026 **Status:** CCH

6 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2022-024537-0000 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, B-2022-024537-0000 modular building 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: 05/05/2026 **Status:** CCH

7 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #P-2022-022780-0004 plumbing has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, P-2022-022780-0004 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: 05/05/2026 **Status:** CCH

8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, B-2023-009527-0000 trailer tie down 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, B-2023-009527-0000 does not have a Certificate of Completion.

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

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

9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, B-2022-025649-0000 demolition 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, B-2022-025649-0000 does not have a Certificate of Completion.

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

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

10 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-006464-0000 awning installation 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-2023-006464-0000 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: 05/05/2026 **Status:** CCH

Agenda No.: 060 **Complexity Level:** 1 **Status:** Active
Respondent: KARLO, KEVIN **CEO:** Kareem B Graham
6535 Paul Mar Dr, Lake Worth, FL 33462-3937
Situs Address: 6535 Paul Mar Dr, Lake Worth, FL **Case No:** C-2025-11130006

PCN: 00-43-45-05-02-000-0130 **Zoned:** RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/12/2026 **Status:** CLS

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/12/2026 **Status:** CCH

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: Best, Kenneth R II **CEO:** Joanna Mirodias
687 Arlington Dr, West Palm Beach, FL 33415-3513
Situs Address: 687 Arlington Dr, West Palm Beach, FL **Case No:** C-2026-01230035
PCN: 00-42-44-02-04-000-0130 **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 (1/2) structure/shed on the south 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: 04/02/2026 **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, (2/2) structure/shed on the south 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: 04/02/2026 **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 structure/shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2026 **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 membrane covered structure/canvas canopy has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2026 **Status:** CCH

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: Condori, Edson **CEO:** Jill L Lovett
1820 N D St, Lake Worth Beach, FL 33460-6414
Situs Address: 5547 Mango Rd, West Palm Beach, FL **Case No:** C-2025-12150026
PCN: 00-42-43-35-10-009-0080 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically but not limited to the multiple trailers parked in front of the residence and on the right of way easement.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 12/19/2025 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. more specifically but not limited to the multiple trailers parked in front of the residence or in the right of way easement that are not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 12/19/2025 **Status:** CCH

5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically but not limited to the multiple cars parked in the grass/dirt at the residence.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 12/19/2025 **Status:** CCH

6 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically but not limited to the over 4 trailers parked on the property including the open trailer in the front, the partially closed trailer parked in the right of way easement, the boat/trailer parked in the right of way easement, the white closed in trailer parked towards the rear of the residence.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 12/19/2025 **Status:** CCH

cc: Resident

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active
Respondent: LARISE ATLANTIS INC **CEO:** Kareem B Graham
3107 Stirling Rd, Ste 104, Fort Lauderdale, FL 33312-8500
Situs Address: 6228 S Congress Ave, A, Lake Worth, FL **Case No:** C-2025-11120015
PCN: 00-43-45-06-00-000-1100 **Zoned:** CG

Violations:

1 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

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

2 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-1987-0223 and Petition #1976-00018.

More specifically, additional dumpsters have been brought in and are being stored outside the required enclosure.
Code: Unified Land Development Code - 2.A.11
Issued: 11/17/2025 **Status:** CCH

cc: Larise Atlantis Inc

Agenda No.: 064 **Complexity Level:** 1 **Status:** Active
Respondent: Po Ying Sem and Alfred Sem Po Ying Sem, as Trustee of the Revocable Living Trust Agreement dated May 26th, 2010, and
Alfred Sem, as Trustee of the Revocable Living Trust Agreement dated December 4th, 2010
9534 Equus Cir, Boynton Beach, FL 33472-4334 **CEO:** Maggie Bernal
Situs Address: 824 Balfrey Dr S, West Palm Beach, FL **Case No:** C-2026-02260005
PCN: 00-42-43-35-06-001-0230 **Zoned:** RM

Violations:

1 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 02/26/2026 **Status:** CCH

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 02/26/2026 **Status:** CCH

3 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 02/26/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 02/26/2026 **Status:** CCH

5 **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: 02/26/2026 **Status:** CCH

6 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.
Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 02/26/2026 **Status:** CCH

7 **Details:** All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (n)
Issued: 02/26/2026 **Status:** CCH

Agenda No.: 065 **Complexity Level:** 1 **Status:** Active
Respondent: Estep, Erica **CEO:** Maggie Bernal
5148 Arbor Glen Cir, Lake Worth, FL 33463-8043
Situs Address: 5148 Arbor Glen Cir, Lake Worth, FL **Case No:** C-2026-03200001
PCN: 00-42-45-11-04-000-0360 **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: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/08/2026 **Status:** CCH

2 **Details:** Roof eaves, gutters, and soffits may encroach the easement up to a maximum of 24 inches. Gutters shall be installed along the entire length of the Zero Lot Line (ZLL) side to prevent water runoff onto
the adjacent property.
Code: Unified Land Development Code - 3.D.2.B.3.e.2]
Issued: 04/08/2026 **Status:** CCH

Agenda No.: 066 **Complexity Level:** 1 **Status:** Active
Respondent: BATISTE, BRANDON; BATISTE, TIFFANY **CEO:** Maggie Bernal
5144 Arbor Glen Cir, Lake Worth, FL 33463-8043
Situs Address: 5144 Arbor Glen Cir, Lake Worth, FL **Case No:** C-2026-03110012
PCN: 00-42-45-11-04-000-0350 **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: fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/07/2026 **Status:** CCH

Agenda No.: 067 **Complexity Level:** 1 **Status:** Active
Respondent: 4467 S MILITARY LLC **CEO:** Kareem B Graham

6128 NW 53rd Cir, CoralSprings, FL 33067

Situs Address: S Military Trl, FL **Case No:** C-2026-05050025
PCN: 00-42-44-25-00-000-3430 **Zoned:** UI

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, multiple loads of fill have been spread without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/14/2026 **Status:** CLS

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal fence w/ gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/14/2026 **Status:** CCH

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

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

Observation: CCO has observed this parcel being developed with multiple loads of fill. There is also a fence with gate dividing the parcel, this section of the parcel is being used to store vehicles.
Code: Unified Land Development Code - 1.A.2
Issued: 05/14/2026 **Status:** CCH

4 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 05/14/2026 **Status:** CCH

cc: 4467 S Military Llc

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: Avogardo, John S; Avogardo, Clare E **CEO:** Maggie Bernal
8913 Jaspers Dr, Boynton Beach, FL 33472-2434

Situs Address: 8913 Jaspers Dr, Boynton Beach, FL **Case No:** C-2026-01140018
PCN: 00-42-45-14-18-000-1160 **Zoned:** RTS

Violations:

1 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 069 **Complexity Level:** - **Status:** Active
Respondent: SOUTHEASTERN CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS **CEO:** Christina G Stodd
1701 Robie Ave, Mount Dora, FL 32757-6339

Situs Address: 15515 Orange Blvd, Loxahatchee,, FL **Case No:** C-2026-06020016
PCN: 00-41-42-30-00-000-8100 **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, 2 large wood signs on the corner of SE corner of the property have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 06/02/2026 **Status:** CCH

cc: Southeastern Conference Association Of Seventh Day Adventists

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Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: WEINTRAUB, ACE J **CEO:** Kareem B Graham
2855 Boston Ct, Lake Worth, FL 33462-3877
Situs Address: 2855 Boston Ct, Lake Worth, FL **Case No:** C-2026-03020012
PCN: 00-43-45-05-01-012-0320 **Zoned:** RS

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 a commercial landscaping vehicle entering the rear of the property. 7 Trailers and two landscaping vehicles were observed being stored in the rear of the property,
Code: Unified Land Development Code - 1.A.2
Issued: 03/18/2026 **Status:** CCH

2 **Details:** 1. A maximum of two Commercial Vehicles up to a maximum of 16,000 pounds GVWR and two trailers up to a maximum of 10,000 pounds GVWR shall be allowed in the AR/RSA Zoning District.
2. A maximum of one Commercial Vehicle up to a maximum of 12,500 pounds GVWR and one trailer up to a maximum 10,000 pounds GVWR shall be allowed on all residential properties except AR/RSA.

CCO Observed Two Class 3/4 Landscaping vehicles being stored at this property.
Code: Unified Land Development Code - 4.B.1.E.11.k
Issued: 03/18/2026 **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, multiple sheds have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2026 **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, multiple carports have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2026 **Status:** CCH

Agenda No.: 071 **Complexity Level:** 1 **Status:** Active
Respondent: Guardia-Laguna, Nelly Sara **CEO:** Maggie Bernal
3984 Chickasha Rd, Lake Worth, FL 33462-2208
Situs Address: 3984 Chickasha Rd, Lake Worth, FL **Case No:** C-2026-02050004
PCN: 00-43-45-06-04-023-0140 **Zoned:** RM

Violations:

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically: Paved/Concrete driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/18/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Agenda No.: 072 **Complexity Level:** - **Status:** Active
Respondent: SIMPSON, PHILLIP D **CEO:** Ronald Ramos
191 WAPPA DAM Rd, KIAMBAQLD, 4560 Australia
Situs Address: 3558 Dunes Rd, Palm Beach Gardens, FL **Case No:** C-2026-05110030
PCN: 00-43-41-31-01-010-0270 **Zoned:** RM
Violations:

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

>>>MORE SPECIFICALLY, THE 6' WOOD FENCE ON THE NORTH SIDE OF THE SFD, IS IN DISREPAIR.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/18/2026 **Status:** CCH

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: Brunelle, Jason R; Brunelle, Angela L **CEO:** Adam F Moulton
22226 SW 58th Ave, Boca Raton, FL 33428-4532
Situs Address: 22226 SW 58th Ave, Boca Raton, FL **Case No:** C-2026-04220011
PCN: 00-42-47-30-06-025-0470 **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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/04/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/04/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/04/2026 **Status:** CCH

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/04/2026 **Status:** CCH

Agenda No.: 074 **Complexity Level:** 1 **Status:** Active
Respondent: DONES, JOSE **CEO:** Marcus J Williams
5158 Ferndale Dr, Delray Beach, FL 33484-1714
Situs Address: 5158 Ferndale Dr, Delray Beach, FL **Case No:** C-2026-03310038
PCN: 00-42-46-11-05-000-0290 **Zoned:** AR
Violations:

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/01/2026 **Status:** CCH

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: Crespo-Calero, Omar; Castaneda, Yesenia **CEO:** Darrin L Emmons
9542 Sun Pointe Dr, Boynton Beach, FL 33437-3307
Situs Address: 9542 Sun Pointe Dr, Boynton Beach, FL **Case No:** C-2026-03040019
PCN: 00-42-45-22-06-000-3750 **Zoned:** RS
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 extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/05/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: SRP SUB LLC **CEO:** Adam F Moulton
1201 Hays St, Tallahassee, FL 32301 United States
Situs Address: 22159 SW 62nd Ave, Boca Raton, FL **Case No:** C-2026-06080001
PCN: 00-42-47-30-07-022-0050 **Zoned:** RM

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, numerous vehicles parked on grass.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/08/2026 **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: 06/08/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/08/2026 **Status:** CCH

Agenda No.: 077 **Complexity Level:** - **Status:** Active
Respondent: Calderon, Leonardo **CEO:** Caroline Foulke
4130 Plumosa St, West Palm Beach, FL 33406-4872
Situs Address: 4140 Plumosa St, West Palm Beach, FL **Case No:** C-2026-04240005
PCN: 00-42-44-12-10-003-0111 **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, red awnings erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/27/2026 **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, Canopies has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/27/2026 **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, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/27/2026 **Status:** CCH

4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More Specifically: wood fence in rear of property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/27/2026 **Status:** CCH

5 **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: 04/27/2026 **Status:** CCH

6 **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: Auto repair in a residential zone is prohibited.
Code: Unified Land Development Code - 1.A.2
Issued: 04/27/2026 **Status:** CCH

Agenda No.: 078 **Complexity Level: -** **Status:** Active
Respondent: Ferris, Thomas J; Ferris, Allison M **CEO:** Rl Thomas
9125 Perth Rd, Lake Worth, FL 33467-6120
Situs Address: 9125 Perth Rd, Lake Worth, FL **Case No:** C-2025-12090021
PCN: 00-42-45-06-02-000-0070 **Zoned:** RE
Violations:

1 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 12/23/2025 **Status:** CCH

Agenda No.: 079 **Complexity Level: -** **Status:** Active
Respondent: William Bayer Jr & Katherine M Bayer William Charles Bayer Jr, Trustee and Katherine M. Bayer, Trustee (collective co trustees) of the William and Katherine Bayer Revocable Trust dated November 12, 2021. **CEO:** Rl Thomas
13837 Persimmon Blvd, West Palm Beach, FL 33411-8150
Situs Address: 13837 Persimmon Blvd, West Palm Beach, FL **Case No:** C-2026-04100017
PCN: 00-41-43-04-00-000-8090 **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, an above ground pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/20/2026 **Status:** CCH

Agenda No.: 080 **Complexity Level: -** **Status:** Active
Respondent: Roxy Investors LLC **CEO:** Rl Thomas
5561 N University Dr, Ste 102, CoralSprings, FL 33067
Situs Address: 1219 Mathis St, Lake Worth, FL **Case No:** C-2026-03300003
PCN: 00-43-44-30-01-114-0031 **Zoned:** RM
Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/06/2026 **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 open storage of dead vegetative debris, and old shopping cart.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/06/2026 **Status:** CCH

cc: Roxy Investors Llc
Roxy Investors Llc

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Agenda No.: 081 **Complexity Level: -** **Status:** Active
Respondent: Perez, Alma; Perez, Adrian **CEO:** Rl Thomas
7424 Canal Dr, Lake Worth, FL 33467-5637
Situs Address: 7424 Canal Dr, Lake Worth, FL **Case No:** C-2026-05200028
PCN: 00-42-43-27-05-032-0180 **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, disabled vehicles.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/20/2026 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/20/2026 **Status:** CCH

Agenda No.: 082 **Complexity Level:** 1 **Status:** Active
Respondent: MIRKA DORVAL INVESTMENT LLC **CEO:** Debbie N Plaud
711 N Swinton Ave, Delray Beach, FL 33444
Situs Address: 8778 152nd Pl S, Delray Beach, FL **Case No:** C-2026-01210002
PCN: 00-42-46-20-01-000-0450 **Zoned:** AGR-PUD/P

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, shipping containers have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/09/2026 **Status:** CCH

3 **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.

Any and all structures relating to Bona fide Agricultural Operations.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 02/09/2026 **Status:** CCH

cc: Mirka Dorval Investment Llc

Agenda No.: 083 **Complexity Level: -** **Status:** Active
Respondent: DYLAN CLARK PEREZ IRREVOCABLE SPECIAL NEE TRUST,FAMILY NETWORK ON DISIBILITIES OF FLORIDA, INC., AS TRUSTEE, 50% OF THE UNDIVIDI WHOLE AND AMALIA MAE PEREZ SETTLEMENT PROTECTION TRUST, FAMILY NETWORK ON DISABILITIES OF FLORIDA, INC., AS TRUSTEE, 50% THE UNDIVIDED WHOLE **CEO:** Ronald Ramos
26750 Us Highway 19 N, Clearwater, FL 33761-3400
Situs Address: 1987 Juno Rd, North Palm Beach, FL **Case No:** C-2026-02060007
PCN: 00-43-41-33-24-000-0010 **Zoned:** RH

Violations:

1 **Details:** 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.

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, THERE IS A TRAILERED BOAT, PARKED BETWEEN THE STREET AND STRUCTURE, WITHOUT 6' OPAQUE SCREENING.
Code: Unified Land Development Code - 6.D.1.A.3.b
Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/10/2026 **Status:** 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 NEAR AND ON BOTH SIDES OF THE FRONT DOOR AND SAME IS VISIBLE FROM THE ROAD.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/10/2026 **Status:** CCH

Agenda No.: 084 **Complexity Level: -** **Status:** Active
Respondent: HILBERT, LAURA; HILBERT, ROBERT Jr **CEO:** Richard F Cataldo
4616 Bonanza Dr, Lake Worth, FL 33467-4765
Situs Address: 4616 Bonanza Dr, Lake Worth, FL **Case No:** C-2026-04210021
PCN: 00-42-44-30-01-003-0120 **Zoned:** AR

Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/27/2026 **Status:** CCH

2 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 04/27/2026 **Status:** CCH

3 **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, a boat/trailer not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/27/2026 **Status:** CCH

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Including, but not limited to, toilets, sink, desk chair, and cooler.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/27/2026 **Status:** CCH

cc: Robert And Laura Hilbert

Agenda No.: 085 **Complexity Level:** 1 **Status:** Active
Respondent: SFR BORROWER 2021 2 LLC **CEO:** Darrin L Emmons
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 4437 Frances Dr, Delray Beach, FL **Case No:** C-2026-05120028

PCN: 00-42-46-13-00-000-1013 **Zoned:** RS

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: 05/13/2026 **Status:** CCH

cc: Sfr Borrower 2021 2 Llc
Sfr Borrower 2021 2 Llc

Agenda No.: 086 **Complexity Level: -** **Status:** Active
Respondent: Trujillo, Edier Ssntana; Oliva, Yailyn; Gonzalez, Evelio Lorenzo **CEO:** Charles Zahn
692 S Haverhill Rd, West Palm Beach, FL 33415-3804
Situs Address: 692 S Haverhill Rd, West Palm Beach, FL **Case No:** C-2026-04130019
PCN: 00-42-44-01-13-000-0050 **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. 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.b
Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/30/2026 **Status:** CCH

2 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Specifically, tow truck parked on site.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/30/2026 **Status:** CCH

Agenda No.: 087 **Complexity Level:** 1 **Status:** Active
Respondent: Louis-Charles, Jacky; Louis-Charles, Rose **CEO:** Joanna Mirodias
6889 Athena Dr, Lake Worth, FL 33463-7263
Situs Address: 6889 Athena Dr, Lake Worth, FL **Case No:** C-2026-05080010
PCN: 00-42-45-01-08-000-1710 **Zoned:** RS

Violations:

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/12/2026 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. 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.b
Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/12/2026 **Status:** CCH

Agenda No.: 088 **Complexity Level: -** **Status:** Active
Respondent: NGUYEN, HUY QUOC; VO, AU **CEO:** Ronald Ramos
3878 Catalina Rd, Palm Beach Gardens, FL 33410-2322
Situs Address: 3878 Catalina Rd, Palm Beach Gardens, FL **Case No:** C-2026-04300008
PCN: 00-43-41-31-01-007-0160 **Zoned:** RM

Violations:

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

>>>MORE SPECIFICALLY, THE GARBAGE CAN(S) ARE BEING STORED BETWEEN THE STREET AND STRUCTURE, VISIBLE FROM THE STREET.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 05/01/2026 **Status:** CCH

Agenda No.: 089 **Complexity Level: -** **Status:** Active
Respondent: JONES, NETTIE T; MONTGOMERY, JANET T **CEO:** Ronald Ramos
9570 150th Rd, Jupiter, FL 33478-6957
Situs Address: 1854 Service Rd, North Palm Beach, FL **Case No:** C-2026-04200030
PCN: 00-43-41-33-01-000-0123 **Zoned:** RH

Violations:

1 **Details:** DETAIL: Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. Specifically, domesticated livestock shall be allowed accessory to a Single Family residential use on a lot a minimum of one acre.

>>>MORE SPECIFICALLY, THERE IS/ARE CHICKEN(S) ON THE SITUS> > THE SITUS IN THIS CASE IS .39 ACRES.
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 04/22/2026 **Status:** CCH

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

>>>MORE SPECIFICALLY, a FIXED CHICKEN COUP has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/22/2026 **Status:** CCH

4 **Details:** DETAIL: 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.

DETAIL: 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, THERE ARE 2-TRAILERED BOATS, IMPROPERLY PARKED ON THE SITUS.
Code: Unified Land Development Code - 6.D.1.A.3.b
Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/22/2026 **Status:** CCH

5 **Details:** DETAIL: 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.

DETAIL: 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, THERE ARE 2-BOX TRAILERS IMPROPERLY PARKED ON THE SITUS.
Code: Unified Land Development Code - 6.D.1.A.3.b
Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/22/2026 **Status:** CCH

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

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

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. "