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

Special Magistrate: William Toohey
Contested

Special Magistrate: Natalie Green-Moore
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Complexity Level: -** **Status:** Active
Respondent: Karimpanal, Abraham S **CEO:** Jen L Batchelor
17033 Brian Way, Jupiter, FL 33478
Situs Address: 17033 Brian Way, Jupiter, FL **Case No:** C-2026-04270001
PCN: 00-41-41-04-00-000-5020 **Zoned:** AR

Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, but not limited to, a wooden privacy fence on the west side of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 05/07/2026 **Status:** SIT

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, various items in piles around the yard.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/07/2026 **Status:** SIT

Agenda No.: 002 **Complexity Level: -** **Status:** Active
Respondent: Sosnowski, Matthew S; Sosnowski, Loretta D **CEO:** Jen L Batchelor
14560 Black Bear Rd, Palm Beach Gardens, FL 33418-860
Situs Address: 14560 Black Bear Rd, Palm Beach Gardens, FL **Case No:** C-2026-04280037
PCN: 00-41-41-20-01-005-0100 **Zoned:** AR

Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, but not limited to, wood fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 06/11/2026 **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. More specifically, a shed in disrepair to the north of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 06/11/2026 **Status:** CLS

Agenda No.: 003 **Complexity Level: -** **Status:** Active
Respondent: Tharwat, Mostafa **CEO:** Jen L Batchelor
6966 150th Pl N, Palm Beach Gardens, FL 33418-1976
Situs Address: 6966 150th Pl N, Palm Beach Gardens, FL **Case No:** C-2026-04220004
PCN: 00-42-41-15-00-000-7530 **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, new windows, sliding glass doors and doors installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/30/2026 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, alterations to the exterior door next to the garage have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/30/2026 **Status:** CCH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Removed
Respondent: CAPISTARA HOMEOWNERS ASSOCIATION INC **CEO:** Maggie Bernal
400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432
Situs Address: 7843 Patriot St, Lake Worth, FL **Case No:** C-2025-08080005
PCN: 00-42-45-12-29-002-0000 **Zoned:** AR

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.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 08/25/2025 **Status:** CCH

2 **Details:** Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species within landscape and preservation areas.
Code: Unified Land Development Code - 7.F.3.A.3
Issued: 08/25/2025 **Status:** CCH

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

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

Observation: The current conditions on the site do not align with the final site plan approval (Control # 2003-00045, Resolutions # R-2008-2260).
Code: Unified Land Development Code - 1.A.2
Issued: 08/25/2025 **Status:** CCH

cc: Capistara Homeowners Association Inc
Capistara Homeowners Association Inc

Agenda No.: 005 **Complexity Level:** 1 **Status:** Removed
Respondent: Blanco, Dayana **CEO:** Maggie Bernal
1231 Fernlea Dr, West Palm Beach, FL 33417-5426
Situs Address: 1231 Fernlea Dr, West Palm Beach, FL **Case No:** C-2026-02270008
PCN: 00-42-43-27-21-006-0100 **Zoned:** RS

Violations:

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]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 02/27/2026 **Status:** CLS

6 **Details:** No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, or any motor vehicle on any public street, sidewalk and/or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.1
Issued: 02/27/2026 **Status:** CLS

7 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 02/27/2026 **Status:** CLS

Agenda No.: 006 **Complexity Level:** 1 **Status:** Removed
Respondent: Ferdinand, Elsie; Jaques, Anderson Frantz **CEO:** Maggie Bernal
4799 Poseidon Pl, Lake Worth, FL 33463-7282
Situs Address: 4799 Poseidon Pl, Lake Worth, FL **Case No:** C-2026-03240005
PCN: 00-42-45-01-09-000-1480 **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: 03/25/2026 **Status:** CLS

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Moise, Ilomene; Moise, Robert **CEO:** Maggie Bernal
1816 Violet Ave, West Palm Beach, FL 33415-6348
Situs Address: 1816 Violet Ave, West Palm Beach, FL **Case No:** C-2026-06110011
PCN: 00-42-44-11-06-029-0260 **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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/11/2026 **Status:** CLS

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/11/2026 **Status:** CLS

3 **Details:** No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, or any motor vehicle on any public street, sidewalk and/or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking
Code: Unified Land Development Code - 6.D.1.A.4.a.1
Issued: 06/11/2026 **Status:** CLS

4 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
More Specifically: Permit #B2025-0034492 (Reroofing-SFD/Duplex) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 06/11/2026 **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 #B2020-046883 (Fence-Residential) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 06/11/2026 **Status:** CCH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Postponed
Respondent: Erich H Ritz Estate; Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Vernal McDermott and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (3966 Ocala Road, Lake Worth FL 33462- PCN # 00-43-45-06-021-0170).
3966 Ocala Rd, Lake Worth, FL 33462-2235 **CEO:** Maggie Bernal
Situs Address: 3966 Ocala Rd, Lake Worth, FL **Case No:** C-2026-08130009
PCN: 00-43-45-06-04-021-0170 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 08/13/2026 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/13/2026 **Status:** CCH

3 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/13/2026 **Status:** CCH

4 **Details:** No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, or any motor vehicle on any public street, sidewalk and/or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.1
Issued: 08/13/2026 **Status:** CCH

5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 08/13/2026 **Status:** CCH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Removed
Respondent: Elmalah, Svika; Bentoumi, Amina
22098 Woodset Way, Boca Raton, FL 33428-3830 **CEO:** Steve G Bisch
Situs Address: 22098 Woodset Way, Boca Raton, FL **Case No:** C-2025-12090008
PCN: 00-41-47-26-01-000-0510 **Zoned:** RE

Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
More specifically, the screen room which served as the pool barrier has been removed during construction.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 12/11/2025 **Status:** CLS

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Moreira, Milton A; De Freitas Moreira, Sandra C **CEO:** Steve G Bisch
6230 Navajo Ter, Pompano Beach, FL 33063-8351
Situs Address: 11854 Cove Pl, Boca Raton, FL **Case No:** C-2026-04280006
PCN: 00-41-47-36-02-000-3940 **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, this single-family residence has been altered to create multiple separate living units including additional entry doors. Alterations including not limited to structural, HVAC, plumbing, electrical. No permits were secured for the work completed.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/30/2026 **Status:** CCH

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: Petersen, David W; Petersen, Linda M **CEO:** Steve G Bisch
18719 Cape Sable Dr, Boca Raton, FL 33498-6377
Situs Address: 18719 Cape Sable Dr, Boca Raton, FL **Case No:** C-2026-04290026
PCN: 00-41-47-01-28-000-0380 **Zoned:** RTS

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: 05/01/2026 **Status:** CCH

Agenda No.: 012 **Complexity Level:** 1 **Status:** Removed
Respondent: Tehila Kidron and Talya Realty LLC **CEO:** Steve G Bisch
60 Riverside Blvd, New York, NY 10069-0201
Situs Address: 20851 Boca Ridge Dr N, Boca Raton, FL **Case No:** C-2026-04140005
PCN: 00-42-47-18-09-015-0010 **Zoned:** RS

Violations:

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

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 porch roof on this structure leaks and water drips inside the screen porch during rain events.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/03/2026 **Status:** CLS

Agenda No.: 013 **Complexity Level:** - **Status:** Removed

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

Respondent: FLEURINOR, MACADIEU; SAINT ANGE, YOUVANA
317 Sterling Ave, Delray Beach, FL 33444-2284
CEO: Richard F Cataldo

Situs Address: 9200 Palladium Pl, Lake Worth, FL
Case No: C-2026-07240011

PCN: 00-42-44-30-01-021-0030
Zoned: AR

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: 07/24/2026 **Status:** CLS

cc: Macadieu Fleurinor And Youvana Saint Ange

Agenda No.: 014 **Complexity Level:** 1 **Status:** Removed
Respondent: JEAN BAPTISTE, MARIE L
9200 Bouquet Rd, Lake Worth, FL 33467-4722
CEO: Richard F Cataldo

Situs Address: 9200 Bouquet Rd, Lake Worth, FL
Case No: C-2026-07210031

PCN: 00-42-44-30-01-022-0030
Zoned: AR

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: 07/21/2026 **Status:** CLS

Agenda No.: 015 **Complexity Level:** 1 **Status:** Removed
Respondent: Vaknin, Prosper; Vaknin, Daniel; Gorodess, Candice; Amram, Melissa
1040 Cornwall B, Boca Raton, FL 33434-2946
CEO: Darrin L Emmons

Situs Address: 1040 Cornwall B, Boca Raton, FL
Case No: C-2026-04080015

PCN: 00-42-47-08-07-002-1040
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, a new front door 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:** CLS

Agenda No.: 016 **Complexity Level:** 1 **Status:** Removed
Respondent: Schuman, Richard; Schuman, Estefania
6809 Portside Dr, Boca Raton, FL 33496-3020
CEO: Darrin L Emmons

Situs Address: 6809 Portside Dr, Boca Raton, FL
Case No: C-2026-05130004

PCN: 00-42-46-34-18-000-0210
Zoned: RTS

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 pool barrier fence 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:** CLS

Agenda No.: 017 **Complexity Level:** 1 **Status:** Removed
Respondent: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Timothy Alvaro and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 1520[illegible] Hayes Road Delray Beach, FL 33484
PCN-00424623020004150
15203 Hayes Rd, Delray Beach, FL 33484-4251
CEO: Darrin L Emmons

Situs Address: 15203 Hayes Rd, Delray Beach, FL
Case No: C-2026-03240016

PCN: 00-42-46-23-02-000-4150
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: 03/24/2026 **Status:** CLS

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

More specifically, trash containers were seen in the driveway and not screened from view. Trash pick-up for the address if Tuesday and Friday.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 03/24/2026 **Status:** CLS

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

More specifically but not limited to, a mattress was observed next to the road and a pallet with unknown items on it was in front of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/24/2026 **Status:** CLS

Agenda No.: 018 **Complexity Level:** 1 **Status:** Removed
Respondent: Trigoso, Sandra M **CEO:** Darrin L Emmons
5030 Van Buren Rd, Delray Beach, FL 33484-4254
Situs Address: 5030 Van Buren Rd, Delray Beach, FL **Case No:** C-2026-06050009
PCN: 00-42-46-23-03-000-5690 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, plastic buckets, plywood, concrete blocks and other misc. items were observed openly stored in plain view at this residential property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/05/2026 **Status:** CLS

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: 06/05/2026 **Status:** CLS

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: Albert, Lawrence A **CEO:** Jose Feliciano
4718 Clemens St, Lake Worth, FL 33463-8702
Situs Address: 4718 Clemens St, Lake Worth, FL **Case No:** C-2026-07280007
PCN: 00-42-44-24-08-014-0190 **Zoned:** RM

Violations:

1 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Specifically, landscape vegetation and weeds are overgrown throughout property front and sides.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/30/2026 **Status:** CCH

Agenda No.: 020 **Complexity Level:** 1 **Status:** Active
Respondent: Burke, Laura Harriet; Shelton, Lyman Alfonso Jr; Shoders, Phyllis Carloine **CEO:** Jose Feliciano
4574 Dolphin Dr, Lake Worth, FL 33463-8117
Situs Address: 4424 Regency Dr, Lake Worth, FL **Case No:** C-2026-06120017
PCN: 00-43-44-30-01-055-0021 **Zoned:** RS

Violations:

1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 07/23/2026 **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: 07/23/2026 **Status:** CCH

3 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 07/23/2026 **Status:** CCH

Agenda No.: 021 **Complexity Level:** 1 **Status:** Removed
Respondent: Gonzalez, Jose E; Gonzalez, Juanita **CEO:** Jose Feliciano
3343 Lakeville Cir, West Palm Beach, FL 33406-5828
Situs Address: 3343 Lakeville Cir, West Palm Beach, FL **Case No:** C-2026-07200002
PCN: 00-43-44-07-10-024-0100 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 07/22/2026 **Status:** CLS

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Sosa, Jesus A **CEO:** Jose Feliciano
2311 NW 162nd Ter, Hollywood, FL 33028-1703
Situs Address: 4352 Browning Dr N, West Palm Beach, FL **Case No:** C-2026-06100017
PCN: 00-42-44-01-04-000-2430 **Zoned:** RM

Violations:

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically; this code section prohibits the parking of motor vehicles on grass areas of front yard.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/16/2026 **Status:** CCH

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically; open storage of household items and rubble visible at property front and sides of dwelling structure.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/16/2026 **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, gravel/rock driveway parking area has been erected or installed without a valid building permit at prop front.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/16/2026 **Status:** CCH

Agenda No.: 023 **Complexity Level:** - **Status:** Active
Respondent: Proenza, Denis R; Quinones, Loidam M **CEO:** Caroline Foulke
PO BOX 694117, Miami, FL 33269-1117
Situs Address: 4439 Melaleuca Trl, West Palm Beach, FL **Case No:** C-2026-05200033
PCN: 00-42-44-12-07-000-0030 **Zoned:** RM

Violations:

1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 05/27/2026 **Status:** CCH

Agenda No.: 024 **Complexity Level: -** **Status:** Active
Respondent: Riveros, Marina R; Riveros, Edmundo Roblero **CEO:** Caroline Foulke
13385 La Mirada Cir, Wellington, FL 33414-3999
Situs Address: 5202 Cannon Way, West Palm Beach, FL **Case No:** C-2026-07150005
PCN: 00-42-44-02-19-005-0010 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 07/30/2026 **Status:** CCH

Agenda No.: 025 **Complexity Level: -** **Status:** Removed
Respondent: Savari, Chrismene; St Paul, Winslin **CEO:** Caroline Foulke
6025 Westfall Rd, Lake Worth, FL 33463-5824
Situs Address: 6025 Westfall Rd, Lake Worth, FL **Case No:** C-2026-08060012
PCN: 00-42-44-34-21-000-3790 **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: 08/12/2026 **Status:** CLS

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.

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)
Unified Land Development Code - 6.D.1.A.1.a
Issued: 08/12/2026 **Status:** CLS

3 **Details:** Parking on sidewalks, right ways, and street areas can be hazardous to pedestrians and residents.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 08/12/2026 **Status:** CLS

Agenda No.: 026 **Complexity Level:** 1 **Status:** Active
Respondent: Atkinson, James J **CEO:** Kareem B Graham
2104 Lake Bass Cir, Lake Worth Beach, FL 33461-6109
Situs Address: 2104 Lake Bass Cir, Lake Worth, FL **Case No:** C-2026-06110006
PCN: 00-43-44-32-06-018-0070 **Zoned:** RS

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: 07/10/2026 **Status:** CCH

Agenda No.: 027 **Complexity Level:** 1 **Status:** Removed
Respondent: CARR, LINDA S; INMAN, TIMMY A **CEO:** Kareem B Graham
471 Hibiscus Tree Dr, Lake Worth, FL 33462-5109
Situs Address: 471 Hibiscus Tree Dr, Lake Worth, FL **Case No:** C-2026-06010015
PCN: 00-43-45-09-10-004-0130 **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: 07/10/2026 **Status:** CLS

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 07/10/2026 **Status:** CLS

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/10/2026 **Status:** CLS

Agenda No.: 028 **Complexity Level:** 1 **Status:** Removed
Respondent: Millard Charles Balfrey, as Trustee to the Millard Charles Balfrey Revocable Living Trust; BALFREY, TAMMY LYNN; BALFREY, MILLARD CHARLES
6775 Westview Dr, Lake Worth, FL 33462-3969 **CEO:** Kareem B Graham
Situs Address: 6775 Westview Dr, Lake Worth, FL **Case No:** C-2026-06120007
PCN: 00-43-45-05-01-009-0140 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, storage of landscaping materials and equipment.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/02/2026 **Status:** CCH

Agenda No.: 029 **Complexity Level:** 1 **Status:** Removed
Respondent: VILLAMON, BETY LEIDYS
4147 Success St, West Palm Beach, FL 33406-3913 **CEO:** Kareem B Graham
Situs Address: 6817 Florida Dr, Lake Worth, FL **Case No:** C-2026-06240017
PCN: 00-43-45-06-01-007-0010 **Zoned:** RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles have been observed parked on the front lawn.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 07/17/2026 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a portion of 6'H metal fencing serving as a pool barrier has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/17/2026 **Status:** CCH

cc: Villamon, Bety Leidys

Agenda No.: 030 **Complexity Level:** 1 **Status:** Active
Respondent: Viviano, Salvatore; Viviano, Stacey A
5029 Sunrise Blvd, Delray Beach, FL 33484-1117 **CEO:** Dennis A Hamburger
Situs Address: 5029 Sunrise Blvd, Delray Beach, FL **Case No:** C-2026-06050008
PCN: 00-42-46-11-02-000-0150 **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 accessory building has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/05/2026 **Status:** CCH

Agenda No.: 031 **Complexity Level:** 3 **Status:** Active
Respondent: Timothy Michael Johnson, as Trustee of All In Trust Dated March 16, 2022
129 Lighthouse Dr, Jupiter, FL 33469-3511 **CEO:** Jamie G Illicete
Situs Address: 11 Bamboo Ln, Jupiter, FL **Case No:** C-2026-06160011
PCN: 00-42-40-26-00-004-0110 **Zoned:** RS

Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, wood dock and roofed accessory structure are in disrepair and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/23/2026 **Status:** CCH

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, boatlifts are in disrepair and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/23/2026 **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-2024-038606-0000 for Demolition - SFD w/Vacant Lot Landscaping has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 06/23/2026 **Status:** CCH

4 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, failed to obtain a Certification Completion for permit # B-2024-038606-0000 for Demolition - SFD w/Vacant Lot Landscaping.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 06/23/2026 **Status:** CCH

cc: Ross Felty

Agenda No.: 032 **Complexity Level:** - **Status:** Active
Respondent: Armstrong, Jennifer
150 Barbados Dr, Jupiter, FL 33458-2920 **CEO:** Jamie G Illicete
Situs Address: 9863 165th St N, Jupiter, FL **Case No:** C-2026-02060004
PCN: 00-42-41-07-00-000-3011 **Zoned:** AR

Violations:

2 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. More specifically, Landscape Service operating off of property without a Business Tax Receipt.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 02/17/2026 **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, building material, construction equipment, landscape material, construction debris, automotive parts, tires, vegetative debris, fill dirt piles, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/17/2026 **Status:** CCH

5 **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. More specifically, vacant structure is in disrepair. Roof, exterior walls, windows and doors are in disrepair. Vacant structure not being maintained in a manner required of occupied structures.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
Issued: 02/17/2026 **Status:** CCH

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

cc: Nolasco, Victor

Agenda No.: 033 **Complexity Level: -** **Status:** Active
Respondent: Molina, Leonardo; Molina, Vanessa **CEO:** Jamie G Illicete
13431 153rd Rd N, Jupiter, FL 33478-8504
Situs Address: 13431 153rd Rd N, Jupiter, FL **Case No:** C-2026-01290034
PCN: 00-41-41-16-00-000-5430 **Zoned:** AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of inoperable vehicles, building material, construction debris, lumber, pallets automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/04/2026 **Status:** CCH

2 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. More specifically, Molina & Son Brick Pavers using property without a Business Tax Receipt.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 02/04/2026 **Status:** CLS

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

More specifically, more than one business related commercial vehicle being parked at the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 02/04/2026 **Status:** CLS

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, white vinyl fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/04/2026 **Status:** CCH

6 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, failed to obtain a Certificate of Completion for permit # B-2024-045026-0000 for Pool Residential - In-Ground - Site Built.
.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 02/04/2026 **Status:** CCH

Agenda No.: 034 **Complexity Level:** 1 **Status:** Active
Respondent: James S. Walther and April J. Walther, as Co-Trustees, of the Walther Family Revocable Living Trust, dated September 13, 2012 **CEO:** Jamie G Illicete
1935 Dillone Ln, North Palm Beach, FL 33408-2849
Situs Address: Dillone Ln, North Palm Beach, FL **Case No:** C-2026-04240010
PCN: 00-43-42-04-00-000-3570 **Zoned:** RH

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, accessory structures (sheds) have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/24/2026 **Status:** CCH

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: James S. Walther and April J. Walther, as Co-Trustees, of the Walther Family Revocable Living Trust, dated September 13, 2012
1935 Dillone Ln, North Palm Beach, FL 33408-2849 **CEO:** Jamie G Illicete
Situs Address: Dillone Ln, North Palm Beach, FL **Case No:** C-2026-04240012
PCN: 00-43-42-04-00-000-4060 **Zoned:** RH

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, above ground pool with electric has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/24/2026 **Status:** CCH

Agenda No.: 036 **Complexity Level:** - **Status:** Removed
Respondent: BEYOND MANAGEMENT LLC
1200 South Pine Island Rd, Plantation, FL 33324 **CEO:** Paul Kelso
Situs Address: 6833 2nd St, Jupiter, FL **Case No:** C-2026-07090017
PCN: 00-42-41-03-01-000-1980 **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. Particularly the RV parked on the side of the property.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 07/20/2026 **Status:** CLS

Agenda No.: 037 **Complexity Level:** 1 **Status:** Removed
Respondent: Akins, Ethel Sharonda
5031 45th St, West Palm Beach, FL 33407-1601 **CEO:** Jill L Lovett
Situs Address: 5031 45th St, West Palm Beach, FL **Case No:** C-2026-05270014
PCN: 00-42-43-02-02-003-0220 **Zoned:** RM

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically but not limited to 2 vehicles parked on the grass/dirt at this residence.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/28/2026 **Status:** CLS

Agenda No.: 038 **Complexity Level:** 1 **Status:** Removed
Respondent: Moorer, Harrison; Moorer, Patricia E
5764 Aruba Way, West Palm Beach, FL 33407-1706 **CEO:** Jill L Lovett
Situs Address: 5764 Aruba Way, West Palm Beach, FL **Case No:** C-2026-05070022
PCN: 00-42-43-01-03-021-0080 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a gazebo has been erected or installed without a valid building permit. *** AFTER FURTHER REVIEW WITH PERMITS AND BUILDING THE GAZEBO WILL NEED TO BE REMOVED FROM THE FRONT OF THE HOME AND EITHER PLACED IN REAR WITH VALID PERMIT OR REMOVED COMPLETELY IF NO PERMIT IS WANTING TO BE PULLED FOR THE ACCESSORY STRUCTURE ***
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 05/07/2026 **Status:** SIT

Agenda No.: 039 **Complexity Level:** 1 **Status:** Removed
Respondent: PACIFICA WEST PALM LLC **CEO:** Jill L Lovett
155 Office Plaza Dr, Fl 1st, Tallahassee, FL 32301 United States
Situs Address: 1164 Lake Victoria Dr, Unit D Building 48, West Palm Beach FL **Case No:** C-2026-02130020
PCN: 00-42-43-29-26-048-0040 **Zoned:** RS

Violations:

1 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically but not limited to a leak coming from the ceiling possibly leaking from the upstairs unit's bathroom plumbing. The leak is causing severe mold build up inside this unit.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 02/19/2026 **Status:** CLS

2 **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 14-45 (d) (4)
Issued: 02/19/2026 **Status:** CLS

cc: Resident
St Andrews Palm Beach Apartments

Agenda No.: 040 **Complexity Level:** - **Status:** Active
Respondent: Carballo, Juan J **CEO:** Timothy M Madu
16929 W Downers Dr, Loxahatchee, FL 33470-4015
Situs Address: 16929 W Downers Dr, Loxahatchee, FL **Case No:** C-2026-06250025
PCN: 00-40-43-24-00-000-7750 **Zoned:** AR

Violations:

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

More specifically, permit # B-2007-011721-0000 (Accessory Bldg.) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 06/26/2026 **Status:** CLS

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

More specifically, obtain a Certificate of Completion for permit B-2007-011721-0000 (Accessory Bldg.).
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 06/26/2026 **Status:** CLS

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

More specifically, the commercial vehicles on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/26/2026 **Status:** SIT

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

Agenda No.: 041 **Complexity Level: -** **Status:** Active
Respondent: Francisco Velazquez, Torres **CEO:** Timothy M Madu
13026 53rd Ct N, West Palm Beach, FL 33411-8176
Situs Address: 13026 53rd Ct N, West Palm Beach, FL **Case No:** C-2026-06050019
PCN: 00-41-43-04-00-000-5560 **Zoned:** AR

Violations:

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

More specifically, the fill (shell / crushed tiles) brought into the property.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 06/05/2026 **Status:** CCH

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

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

More specifically, the fill brought into the property.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 06/05/2026 **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 electrical running to the shed and towards the east of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/05/2026 **Status:** CCH

4 **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, only one RV is allowed on the property.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 06/05/2026 **Status:** CCH

Agenda No.: 042 **Complexity Level: -** **Status:** Active
Respondent: Goodwin, Jacqueline S E **CEO:** Timothy M Madu
11991 68th St N, West Palm Beach, FL 33412-2097
Situs Address: 11991 68th St N, West Palm Beach, FL **Case No:** C-2026-07220007
PCN: 00-41-42-35-00-000-3990 **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 fence is in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/22/2026 **Status:** SIT

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.

More specifically, cut all overgrown vegetation, to include, the vegetation growing on the fence.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/22/2026 **Status:** SIT

Agenda No.: 043 **Complexity Level: -** **Status:** Removed
Respondent: Mezquita, Felix R; Mezquita, Maria E **CEO:** Timothy M Madu
17152 36th Ct N, Loxahatchee, FL 33470-3625
Situs Address: 17126 36th Ct N, Loxahatchee, FL **Case No:** C-2026-07290008
PCN: 00-40-43-14-00-000-1990 **Zoned:** AR

Violations:

1 **Details:** Livestock Waste: Storage areas shall be covered or contained to prevent runoff or seepage of liquids or materials from the
storage area. Storage of livestock waste shall comply with the following: [Ord. 2013-021]

More specifically, evidence of open storage of livestock waste was observed on the property. Waste must be covered or contained to prevent runoff or seepage of liquids or materials from the storage area.

Code: Unified Land Development Code - 5.J.3.A
Issued: 07/30/2026 **Status:** CLS

2 **Details:** Livestock waste shall not be located within 25 feet of any property line, with exception to internal lot lines of parcels
owned by the same entity; and, [Ord. 2013-021]

More specifically, there are evidence of livestock waste on the property, being stored within 25 feet of the property line.

Code: Unified Land Development Code - 5.J.3.A.2
Issued: 07/30/2026 **Status:** CLS

Agenda No.: 044 **Complexity Level: -** **Status:** Active
Respondent: Suarez Melendez, Esteban D; Velasquez Matias, Claudia Y **CEO:** Timothy M Madu
3331 NW 15th Ter, Pompano Beach, FL 33064-1403
Situs Address: 14870 76th Rd N, Loxahatchee, FL **Case No:** C-2026-06260001
PCN: 00-41-42-29-00-000-3890 **Zoned:** AR

Violations:

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

More specifically, the pond was filled in without a permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 06/26/2026 **Status:** SIT

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

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

More specifically, fill was brought into the property to fill the pond.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 06/26/2026 **Status:** SIT

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

More specifically, the external structure (pavilion) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/26/2026 **Status:** SIT

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

More specifically, the extension to the east side of the house has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/26/2026 **Status:** SIT

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

More specifically, the metal storage container has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/26/2026 **Status:** SIT

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

More specifically, the open storage of pallets, building materials and other related items as listed in the above code that can be seen from the public road.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/26/2026 **Status:** SIT

Agenda No.: 045 **Complexity Level:** 1 **Status:** Active
Respondent: 130 CYPRESS AVE LLC **CEO:** Nedssa Miranda
4362 Daliva Ter, Lake Worth, FL 33463-4226
Situs Address: 130 Cypress Ave, West Palm Beach, FL **Case No:** C-2026-06100023
PCN: 00-42-44-02-01-000-0251 **Zoned:** RT

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: 06/28/2026 **Status:** SIT

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

Store garbage containers so that they are screened from view from streets or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 06/28/2026 **Status:** CLS

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.

Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and ten feet in the side or rear yard.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 06/28/2026 **Status:** SIT

4 **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.

Cease allowing the number of recreational vehicles, boats, sports vehicles and/or trailers to exceed the maximum permitted by Code. For questions on vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 06/28/2026 **Status:** SIT

5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Park vehicles on an improved surface or remove the vehicle(s).
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/28/2026 **Status:** SIT

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

Obtain required building permits for the MEMBRANE COVERED or remove the MEMBRANE COVERED.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/28/2026 **Status:** CLS

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

Obtain required building permits for the SHIPPING CONTAINERS or remove the SHIPPING CONTAINERS.

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: 06/28/2026 **Status:** SIT

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

Obtain required building permits for the METAL FENCE or remove the METAL FENCE.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/28/2026 **Status:** SIT

Agenda No.: 046 **Complexity Level:** 1 **Status:** Active
Respondent: 6606 WALLIS RD LLC **CEO:** Nedssa Miranda
8201 NW 47th Ct, Fort Lauderdale, FL 33351-5536
Situs Address: 6606 Wallis Rd, West Palm Beach, FL **Case No:** C-2026-01200180
PCN: 00-42-43-27-05-005-2030 **Zoned:** IL

Violations:

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

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

This property has approval for an open storage within the AR/RSA Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your property.

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 01/26/2026 **Status:** SIT

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

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

This property has approval for an open storage within the AR/RSA Zoning District. More specifically, cease operating or allowing to be operated, inconsistent Development Order of the property.

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

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

Issued: 01/26/2026 **Status:** CLS

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

Obtain required building permits for the METAL/STRUCTURE #1 or remove the METAL/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: 01/26/2026 **Status:** SIT

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

Obtain required building permits for the METAL/STRUCTURE #2 or remove the METAL/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: 01/26/2026 **Status:** SIT

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

Obtain required building permits for the METAL/STRUCTURE #3 or remove the METAL/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: 01/26/2026 **Status:** SIT

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

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

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

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

Issued: 01/26/2026 **Status:** SIT

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

Obtain required building permits for the SHIPPING/STRUCTURE or remove the SHIPPING/STRUCTURE.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/26/2026 **Status:** SIT

8 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, ROAD SERVICE 24/7.

Obtain the required Business Tax Receipt or cease business operations.

Prior to submitting for a Business Tax Receipt, verify the use with the Zoning Division at PZB-zoningCompliance@pbc.gov or 561-233-5200.

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 01/26/2026 **Status:** SIT

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 01/26/2026 **Status:** SIT

Agenda No.: 047 **Complexity Level:** 1 **Status:** Removed
Respondent: GARCIA, YORDAN SORIA **CEO:** Nedssa Miranda
6415 Bishoff Rd, West Palm Beach, FL 33413
Situs Address: 6415 Bishoff Rd, West Palm Beach, FL **Case No:** C-2026-06120002
PCN: 00-42-43-27-05-005-0850 **Zoned:** AR

Violations:

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

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: 06/28/2026 **Status:** CLS

Agenda No.: 048 **Complexity Level:** 1 **Status:** Active
Respondent: IMPACT AUTO WPB HOLDINGS LLC **CEO:** Nedssa Miranda
4755 TECHNOLOGY Way, Ste 205, Boca Raton, FL 33431
United States
Situs Address: 1030 N Congress Ave, West Palm Beach, FL **Case No:** C-2026-06050017
PCN: 00-43-43-29-18-001-0000 **Zoned:** CG

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE ALARM permit # B-2025-041021-0000 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, INACTIVE ALARM permit # B-2025-041021-0000

Obtain a Certificate of Completion for INACTIVE ALARM permit # B-2025-041021-0000

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

Issued: 06/28/2026 **Status:** SIT

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE WALL SUPPORTED permit # B-2021-014863-0000 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, INACTIVE WALL SUPPORTED permit # B-2021-014863-000(

Obtain a Certificate of Completion for INACTIVE WALL SUPPORTED permit # B-2021-014863-0000

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

Issued: 06/28/2026 **Status:** SIT

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE WALL SUPPORTED permit # B-2021-018885-0000 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, INACTIVE WALL SUPPORTED permit # B-2021-018885-000(

Obtain a Certificate of Completion for INACTIVE WALL SUPPORTED permit # B-2021-018885-0000

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

Issued: 06/28/2026 **Status:** SIT

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

Obtain required building permits for the ROOFING STRUCTURES or remove the ROOFING STRUCTURES.

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

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

Issued: 06/28/2026 **Status:** SIT

5 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises.

Remove all outdoor storage of merchandise, inventory, vehicles, trailers, equipment, refuse, or similar material that is not incidental to the use located on the premises. For questions on outdoor storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 5.B.1.A.3.a
Issued: 06/28/2026 **Status:** SIT

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/28/2026 **Status:** SIT

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

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

This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that PAINTING OF VEHICLES IN THE PARKING LOT

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 06/28/2026 **Status:** SIT

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

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

This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that CAR WASH OF VEHICLES IN THE PARKING LOT AFTER REPAIRS ARE DONE

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 06/28/2026 **Status:** SIT

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, SEVERAL MENBRANE CANOPY has been erected or installed without a valid building permit.

Obtain required building permits for the SEVERAL MEMBRANE CANOPY or remove the MEMBRANE CANOPY.

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: 06/28/2026 **Status:** SIT

cc: Impact Auto Wpb Holdings Llc

Agenda No.: 049 **Complexity Level:** 1 **Status:** Active
Respondent: PALMER, MICHAEL J; PALMER, LUCY C **CEO:** Nedssa Miranda
594 Arlington Dr, West Palm Beach, FL 33415-3512
Situs Address: 594 Arlington Dr, West Palm Beach, FL **Case No:** C-2026-04210004
PCN: 00-42-44-02-04-000-0190 **Zoned:** RS

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 Permit for the Site Development and Fill.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 04/23/2026 **Status:** SIT

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Park vehicles on an improved surface or remove the vehicle(s) from the Lawn.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/23/2026 **Status:** SIT

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

Discontinue parking any vehicles exceeding 12,500 pounds (GVWR), or exceeding nine feet in height, or exceeding 26 feet in length. For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/23/2026 **Status:** SIT

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

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

This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed equipment's, commercial vehicles, constructions materials, fill dirt and several items scattered all over the single property dwelling.

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 1.A.2
Issued: 04/23/2026 **Status:** SIT

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

Obtain required building permits for the (FIRST) SHED/STRUCTURE or remove the (FIRST) SHED/STRUCTURE.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/23/2026 **Status:** SIT

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

Obtain required building permits for the (SECOND) SHED/STRUCTURE or remove the (SECOND) SHED/STRUCTURE.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/23/2026 **Status:** SIT

7 **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.

Cease allowing the number of recreational vehicles, boats, sports vehicles and/or trailers to exceed the maximum permitted by Code. For questions on vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 6.D.1.A.3
Issued: 04/23/2026 **Status:** SIT

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/23/2026 **Status:** SIT

Agenda No.: 050 **Complexity Level:** 1 **Status:** Removed
Respondent: RESENDIZ, SAMUEL **CEO:** Nedssa Miranda
369 Forest Estate Dr, West Palm Beach, FL 33415-2421
Situs Address: 369 Forest Estates Dr, West Palm Beach, FL **Case No:** C-2026-06220012
PCN: 00-42-44-02-05-000-0070 **Zoned:** RS

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/08/2026 **Status:** CLS

Agenda No.: 051 **Complexity Level:** 1 **Status:** Removed
Respondent: Severe, Marjorie **CEO:** Nedssa Miranda
6027 Bania Wood Cir, Lake Worth, FL 33462-2106
Situs Address: 6027 Bania Wood Cir, Lake Worth, FL **Case No:** C-2026-08130013
PCN: 00-42-44-37-01-006-0020 **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). Pressure clean and or paint the property. This includes the doors on the property

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 08/14/2026 **Status:** CLS

Agenda No.: 052 **Complexity Level:** 1 **Status:** Removed
Respondent: STAR PROPERTY XVIII LLC **CEO:** Nedssa Miranda
1801 SW 3 Ave, MIAMI, FL 33129 United States
Situs Address: 610 N Military Trl, West Palm Beach, FL **Case No:** C-2026-06010008
PCN: 00-42-43-36-06-002-0010 **Zoned:** RM

Violations:

1 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically CAR WASH SERVICES.

Obtain the required Business Tax Receipt or cease business operations.

Prior to submitting for a Business Tax Receipt, verify the use with the Zoning Division at PZB-zoningCompliance@pbc.gov or 561-233-5200.

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 06/27/2026 **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.

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

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/27/2026 **Status:** CLS

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: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises.

Remove all outdoor storage of merchandise, inventory, vehicles, trailers, equipment, refuse, or similar material that is not incidental to the use located on the premises. For questions on outdoor storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 5.B.1.A.3.a
Issued: 06/27/2026 **Status:** CLS

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

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

This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that A CAR WASH SERVICE AND OUTDOOR AQUIPMENT FOR THE CAR WASH SERVICE.

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 06/27/2026 **Status:** CLS

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

Obtain required building permits for the MEMBRANE COVERED or remove the MEMBRANE COVERED.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/27/2026 **Status:** CLS

cc: Star Property Xviii Llc

Agenda No.: 053 **Complexity Level: -** **Status:** Removed
Respondent: Calixte, Nixon; Placide, Beatrice **CEO:** Joanna Mirodias
7312 Palmdale Dr, Boynton Beach, FL 33436-9411
Situs Address: 7312 Palmdale Dr, Boynton Beach, FL **Case No:** C-2026-04020003
PCN: 00-42-45-12-11-000-0630 **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, the shed/structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/30/2026 **Status:** CLS

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: Quintana, Idel Napoles **CEO:** Joanna Mirodias
1321 Ranchette Rd, West Palm Beach, FL 33415-1493
Situs Address: 1321 Ranchette Rd, West Palm Beach, FL **Case No:** C-2026-02060022
PCN: 00-42-44-10-00-000-1450 **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 extended driveway/parking surface 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, the shipping containers 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 windows and door of the SFD have 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

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 fence 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

6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the screen room was converted to an enclosed space, including plumbing and electrical installations without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2026 **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, the mini-split air conditioning systems have 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

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

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, the closure of a window on the north side of the SFD 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

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, modifications/improvements were made to the detached garage, including converting a west-side window into a door, adding a water heater, and installing double doors on the north side, without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 04/02/2026 **Status:** CCH

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: Addison Place Apartments Property Owner Llc **CEO:** Adam F Moulton
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 8205 Mizner Ln, Boca Raton, FL **Case No:** C-2026-07090004
PCN: 00-42-47-20-15-004-0000 **Zoned:** RS

Violations:

1 **Details:** Every stair, ramp, balcony, porch, deck or other walking surface shall be maintained structurally sound and be capable of supporting the imposed loads.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (f)
Issued: 07/13/2026 **Status:** CCH

2 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 07/13/2026 **Status:** CCH

Agenda No.: 056 **Complexity Level:** 1 **Status:** Removed
Respondent: Amini, Kimoush; Amini, Sandy **CEO:** Adam F Moulton
1026 W Camino Real, Boca Raton, FL 33486-5498
Situs Address: 9375 SW 8th St, Boca Raton, FL **Case No:** C-2026-05200036
PCN: 00-42-47-30-10-001-0010 **Zoned:** RH

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: More specifically, situs is being used as a commercial parking lot.
Code: Unified Land Development Code - 1.A.2
Issued: 06/01/2026 **Status:** CLS

cc: Amini, Kimoush
Amini, Sandy

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: Jerabek, Ivana Morgan **CEO:** Adam F Moulton
6846 Consolata St, Boca Raton, FL 33433-7529
Situs Address: 6846 Consolata St, Boca Raton, FL **Case No:** C-2026-07060024
PCN: 00-42-47-22-13-034-0020 **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: 07/20/2026 **Status:** SIT

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: Soto, Nora; Mejia, Alberto Octavio; Soto, Katherine **CEO:** Adam F Moulton
20513 Carousel Cir W, Boca Raton, FL 33434-3930
Situs Address: 20513 Carousel Cir W, Boca Raton, FL **Case No:** C-2026-07220019
PCN: 00-42-47-18-03-001-0010 **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 roofed structure with concrete slab has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 07/23/2026 **Status:** SIT

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a white vinyl fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/23/2026 **Status:** SIT

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, two sheds have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/23/2026 **Status:** SIT

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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: 07/23/2026 **Status:** SIT

Agenda No.: 059 **Complexity Level:** 1 **Status:** Active
Respondent: Wittels, Asher; Paley, Golda **CEO:** Adam F Moulton
6624 Thornhill Ct, Boca Raton, FL 33433-5527
Situs Address: 6624 Thornhill Ct, Boca Raton, FL **Case No:** C-2026-06030025
PCN: 00-42-47-28-06-002-0010 **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, exterior renovations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/04/2026 **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, interior renovations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/04/2026 **Status:** CCH

Agenda No.: 060 **Complexity Level:** 1 **Status:** Removed
Respondent: Sandalfoot Plaza Holdings Llc **CEO:** Adam F Moulton
1900 N Bayshore Dr, Ste 2901, Miami, FL 33132
Situs Address: 23133 Sandalfoot Plaza Dr, Boca Raton, FL **Case No:** C-2026-06020001
PCN: 00-42-47-30-34-000-0050 **Zoned:** CG

Violations:

1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Numerous banners including feather banners observed.
Code: Unified Land Development Code - 8.C.1
Issued: 06/02/2026 **Status:** CLS

2 **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. Numerous snipe signs observed including many for car wash.
Code: Unified Land Development Code - 8.C.13
Issued: 06/02/2026 **Status:** CLS

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2020-048835-0000 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-2020-048835-0000 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: 06/02/2026 **Status:** CLS

4 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2020-047789-0000 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-2020-047789-0000 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: 06/02/2026 **Status:** CLS

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: SRP SUB LLC **CEO:** Adam F Moulton
1201 Hays St, Tallahassee, FL 32301 United States
Situs Address: 22773 SW 65th Way, Boca Raton, FL **Case No:** C-2026-07210002
PCN: 00-42-47-30-02-008-0410 **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: 07/21/2026 **Status:** SIT

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: 07/21/2026 **Status:** SIT

3 **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, SUV parked blocking sidewalk access.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 07/21/2026 **Status:** SIT

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: 07/21/2026 **Status:** SIT

cc: Srp Sub Llc

Agenda No.: 062 **Complexity Level:** - **Status:** Active
Respondent: 41 Coyle Llc **CEO:** Steve R Newell
7901 4th St N, Ste 300, St.Petersburg, FL 33702
Situs Address: N Military Trl, FL **Case No:** C-2026-06050006
PCN: 00-42-42-24-01-000-0330 **Zoned:** CC

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: 06/05/2026 **Status:** CCH

Agenda No.: 063 **Complexity Level: -** **Status:** Removed
Respondent: Brooks, Keisha N **CEO:** Steve R Newell
9179 Bloomfield Dr, Palm Beach Gardens, FL 33410-5931
Situs Address: 9179 Bloomfield Dr, Palm Beach Gardens, FL **Case No:** C-2026-06240021
PCN: 00-42-42-13-01-003-0270 **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. Specifically, a brick paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/24/2026 **Status:** CLS

Agenda No.: 064 **Complexity Level: -** **Status:** Removed
Respondent: Jastrome, Lubin; Sam, Lodz Guillaume **CEO:** Steve R Newell
3580 William St, West Palm Beach, FL 33403-1632
Situs Address: 3580 William St, West Palm Beach, FL **Case No:** C-2026-03170010
PCN: 00-43-42-19-02-002-0070 **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.

Specifically, concrete driveway extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/17/2026 **Status:** CLS

3 **Details:** No 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.

extended concrete driveway.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 03/17/2026 **Status:** CLS

Agenda No.: 065 **Complexity Level: -** **Status:** Active
Respondent: Jones, Renaldo **CEO:** Steve R Newell
8615 Uranus Ter, Lake Park, FL 33403-1660
Situs Address: 8615 Uranus Ter, West Palm Beach, FL **Case No:** C-2026-07140013
PCN: 00-43-42-19-04-000-0902 **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. Specifically, the wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/14/2026 **Status:** CCH

Agenda No.: 066 **Complexity Level: -** **Status:** Active
Respondent: MASCHMEYER PROPERTIES 9120 LLC **CEO:** Steve R Newell
777 S FLAGLER Dr, Ste 500E, West Palm Beach, FL 3340
Situs Address: 9106 Old Dixie Hwy, West Palm Beach, FL **Case No:** C-2026-01080003
PCN: 00-43-42-17-01-000-0012 **Zoned:**

Violations:

1 **Details:** DETAILS: All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

>>>MORE SPECIFICALLY, (UNIT # 9090 2F) > LIVE INSECTS ARE PRESENT THROUGHOUT THE INTERIOR AND EXTERIOR OF THE APARTMENT.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 01/21/2026 **Status:** CCH

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

>>>MORE SPECIFICALLY, (UNIT# 9090 2F) > THERE IS ROTTED WOOD, FASCIA ON THE EXTERIOR AND DOORS.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/21/2026 **Status:** CCH

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

>>>MORE SPECIFICALLY, (UNIT # 9090 2F) >ELECTRICAL WIRING (THROUGHOUT APARTMENT WALL - SWITCHES AND ESPECIALLY, ROMEX AT THE BREAKER BOX) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/21/2026 **Status:** CCH

4 **Details:** 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, (UNIT # 9090 2F) > PLUMBING AT THE WATER HEATER, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/21/2026 **Status:** CCH

5 **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 H/VAC UNIT has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 067 **Complexity Level: -** **Status:** Removed
Respondent: Mendez Bbk Llc **CEO:** Steve R Newell
3771 Roan Ct E, Lake Park, FL 33403-1019
Situs Address: 8600 Crater Ter, West Palm Beach, FL **Case No:** C-2026-07140015
PCN: 00-43-42-19-04-000-0822 **Zoned:** RM

Violations:

1 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 07/14/2026 **Status:** CLS

Agenda No.: 068 **Complexity Level:** 1 **Status:** Removed
Respondent: BAC SERVICES INC **CEO:** Debbie N Plaud
8757 Baystone Cv, Boynton Beach, FL 33473
Situs Address: 8757 Baystone Cv, Boynton Beach, FL **Case No:** C-2026-02120008
PCN: 00-42-45-32-03-000-0790 **Zoned:** AGR-PUD

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

Violations:

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

More specifically, interior repairs/renovations, including but not limited to drywall removal/repair, copper wiring removal and electrical wiring removal/repair without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/19/2026 **Status:** CLS

2 **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
Issued: 02/19/2026 **Status:** CLS

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

More Specifically, but not limited to, the interior of the structure is in a state of disrepair with missing drywall/ walls and exposed electrical wiring and plumbing.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 02/19/2026 **Status:** CLS

4 **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: 02/19/2026 **Status:** CLS

cc: Bac Services Inc

Agenda No.: 069 **Complexity Level:** 1 **Status:** Postponed
Respondent: ROSEN & SON'S LLC **CEO:** Debbie N Plaud
711 N Swinton Ave, Delray Beach, FL 33444
Situs Address: 9717 Happy Hollow Rd, Delray Beach, FL **Case No:** C-2026-02050009
PCN: 00-42-46-18-04-001-0000 **Zoned:** AGR-PUD/P

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 DRO # 2025-01116 and Petition #2004-00206.

More specifically, Accessory Landscape Service Use operating without meeting the Conditions of Approval and Site Plan requirements.
Code: Unified Land Development Code - 2.A.11
Issued: 02/09/2026 **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 structure (1) has 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:** 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 structure (2) has 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

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 fence has 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

5 **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, including all fencing/gates pertaining 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: Rosen & Son'S Llc

Agenda No.: 070 **Complexity Level: -** **Status:** Active
Respondent: Fernandez, Dinner Barroso **CEO:** Omar J Sheppard
16393 E Lancashire Dr, Loxahatchee, FL 33470-3731
Situs Address: 16393 E Lancashire Dr, Loxahatchee, FL **Case No:** C-2026-06090003
PCN: 00-40-43-13-00-000-4140 **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, animal enclosures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/10/2026 **Status:** CCH

Agenda No.: 071 **Complexity Level: -** **Status:** Active
Respondent: Aikens, Angela **CEO:** Christina G Stodd
12036 71st Pl N, West Palm Beach, FL 33412-1464
Situs Address: 12036 71st Pl N, West Palm Beach, FL **Case No:** C-2026-06030032
PCN: 00-41-42-27-00-000-5960 **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, four storage containers have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/04/2026 **Status:** CCH

Agenda No.: 072 **Complexity Level: -** **Status:** Active
Respondent: Garcia, Sidney A **CEO:** Christina G Stodd
16758 67th Ct N, Loxahatchee, FL 33470-3331
Situs Address: 16758 67th Ct N, Loxahatchee, FL **Case No:** C-2026-06040013
PCN: 00-40-42-36-00-000-3800 **Zoned:** AR

Violations:

1 **Details:** The activities of the Home-based Business shall be secondary to the property's use as a residential dwelling and shall be clearly incidental and subordinate to the residential use of the property. As viewed from the street, the use of the residential property shall be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a Home-based Business must conform to the residential character and architectural aesthetics of the neighborhood.
Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
Code: Unified Land Development Code - 4.B.1.E.11.d
Issued: 06/10/2026 **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-2021-003716-0000 Accessory Building Pole Barn, has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 06/10/2026 **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, Permit # B-2021-003716-0000 Accessory Building Pole Barn needs a certificate of completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 06/10/2026 **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 storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/10/2026 **Status:** CCH

Agenda No.: 073 **Complexity Level: -** **Status:** Active
Respondent: Kim, Thuy **CEO:** Christina G Stodd
16396 E Downers Dr, Loxahatchee, FL 33470-4050
Situs Address: 16396 E Downers Dr, Loxahatchee, FL **Case No:** C-2026-06240029
PCN: 00-40-43-24-00-000-7840 **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, storage building has been altered and enclosed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/24/2026 **Status:** CCH

Agenda No.: 074 **Complexity Level: -** **Status:** Active
Respondent: Persaud, Durvijai **CEO:** Christina G Stodd
50 Overlook Cir, New Rochelle, NY 10804-4502
Situs Address: 16835 60th Ln N, Loxahatchee,, FL **Case No:** C-2026-01230013
PCN: 00-40-42-36-00-000-8110 **Zoned:** AR

Violations:

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

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

Please obtain a site development permit for clearing of the lot.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 01/23/2026 **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: 01/23/2026 **Status:** CCH

Agenda No.: 075 **Complexity Level: -** **Status:** Removed
Respondent: Rivera, Jennifer L **CEO:** Christina G Stodd
11547 Tangerine Blvd, West Palm Beach, FL 33412-1863
Situs Address: 11547 Tangerine Blvd, West Palm Beach, FL **Case No:** C-2026-05280015
PCN: 00-41-42-35-00-000-3480 **Zoned:** AR

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: 06/03/2026 **Status:** CLS

Agenda No.: 076 **Complexity Level: -** **Status:** Removed
Respondent: TDA Enterprises LLC **CEO:** Christina G Stodd
2101 Vista Pkwy, 110, West Palm Beach, FL 33411-2706
Situs Address: 14962 Orange Blvd, Loxahatchee,, FL **Case No:** C-2026-07310004
PCN: 00-41-42-32-00-000-3120 **Zoned:** AR

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. Please mow the grass especially on the east side of lot next to the residential property.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 08/05/2026 **Status:** CLS

cc: Tda Enterprises Llc

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

Agenda No.: 077 **Complexity Level: -** **Status:** Active
Respondent: Walters, David **CEO:** Christina G Stodd
15886 82nd Ln N, Loxahatchee, FL 33470-2825
Situs Address: 15886 82nd Ln N, Loxahatchee, FL **Case No:** C-2026-06010022
PCN: 00-41-42-19-00-000-7590 **Zoned:** AR

Violations:

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]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/01/2026 **Status:** CCH

Agenda No.: 078 **Complexity Level: -** **Status:** Removed
Respondent: Benfam Holdings PR LLC **CEO:** Rl Thomas
700 Biltmore Way, Ste C-1, CoralGables, FL 33134
Situs Address: 12215 Lakeshore Dr, 13, Canal Point, FL **Case No:** C-2026-07230007
PCN: 00-37-41-33-03-047-0081 **Zoned:** IL

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: 07/27/2026 **Status:** CLS

Agenda No.: 079 **Complexity Level: -** **Status:** Removed
Respondent: Blair, Tenisha; Lindo, Andrew **CEO:** Rl Thomas
18829 Tupelo Ln, Dallas, TX 75287-2024
Situs Address: 15924 82nd Ln N, Loxahatchee, FL **Case No:** C-2026-06090037
PCN: 00-41-42-19-00-000-7600 **Zoned:** AR

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 06/10/2026 **Status:** CLS

Agenda No.: 080 **Complexity Level: -** **Status:** Active
Respondent: Edward, Moye A Sr; Edward, Moye A Jr; Moye, Kathi **CEO:** Rl Thomas
14892 88th Pl N, Loxahatchee, FL 33470-4327
Situs Address: FL **Case No:** C-2026-06080020
PCN: 00-41-42-20-00-000-3390 **Zoned:** AR

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 06/22/2026 **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 erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/22/2026 **Status:** CCH

Agenda No.: 081 **Complexity Level: -** **Status:** Active
Respondent: Elkhatib, Bassem **CEO:** Rl Thomas
10563 Arcole Ct, Wellington, FL 33449-8065
Situs Address: 14346 Temple Blvd, Loxahatchee, FL **Case No:** C-2026-03060011
PCN: 00-41-42-29-00-000-1090 **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.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 03/30/2026 **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, _____.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 03/30/2026 **Status:** CCH

Agenda No.: 082 **Complexity Level: -** **Status:** Active
Respondent: Johnston, Lorna E **CEO:** Rl Thomas
17954 48th Ct N, Loxahatchee, FL 33470-3575
Situs Address: 17954 48th Ct N, Loxahatchee, FL **Case No:** C-2026-04290022
PCN: 00-40-43-11-00-000-3440 **Zoned:** AR

Violations:

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

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/29/2026 **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: 04/29/2026 **Status:** CCH

Agenda No.: 083 **Complexity Level: -** **Status:** Active
Respondent: NGM PROPERTY LLC **CEO:** Rl Thomas
7796 Terrace Rd, Lantana, FL 33462-6144
Situs Address: 18143 42nd Rd N, Loxahatchee, FL **Case No:** C-2026-05070017
PCN: 00-40-43-10-00-000-5520 **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: 05/07/2026 **Status:** CCH

Agenda No.: 084 **Complexity Level: -** **Status:** Removed
Respondent: Payne, Saumandie **CEO:** Rl Thomas
3068 Seminole Pratt Whitney Rd, Loxahatchee, FL 33470-3755
Situs Address: 3068 Seminole Pratt Whitney Rd, Loxahatchee, FL **Case No:** C-2026-06290045
PCN: 00-40-43-13-00-000-7920 **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: 06/30/2026 **Status:** CLS

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, trailers.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/30/2026 **Status:** CLS

Agenda No.: 085 **Complexity Level: -** **Status:** Active
Respondent: Pereira, Denis Carmo **CEO:** Rl Thomas
14644 82nd St N, Loxahatchee, FL 33470-4369
Situs Address: 14644 82nd St N, Loxahatchee, FL **Case No:** C-2026-05190010
PCN: 00-41-42-20-00-000-7910 **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: 05/28/2026 **Status:** CCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots 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: 05/28/2026 **Status:** CLS

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

On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 05/28/2026 **Status:** CCH

4 **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, _____.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 05/28/2026 **Status:** CCH

Agenda No.: 086 **Complexity Level:** 1 **Status:** Removed
Respondent: JOHNNY SORENSEN, TRUSTEE OF THE BUY BETTEF HOMES LAND TRUST AGREEMENT DATED DECEME 30, 2014
5079 N Dixie Hwy, Unit 328, Oakland Park, FL 33334-400(**CEO:** Marcus J Williams
Situs Address: 11970 N Branch Rd, Boca Raton, FL **Case No:** C-2026-03190013
PCN: 00-41-47-36-03-000-6250 **Zoned:** AR

Violations:

1 **Details:** Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. Specifically, domesticated livestock shall be allowed accessory to a Single Family residential use on a lot a minimum of one acre. The above-cited parcel is not a minimum of one acre.
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 03/25/2026 **Status:** CLS

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: 03/25/2026 **Status:** CLS

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

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: 03/25/2026 **Status:** CLS

cc: Johnny Sorensen, Trustee Of The Buy Better Homes Land Trust Agreement Dated December 30, 2014

Agenda No.: 087 **Complexity Level:** - **Status:** Removed
Respondent: HAFFNER, LOIS **CEO:** Marcus J Williams
13624 Paisley Dr, Delray Beach, FL 33446-3657 **Type:** **Repeat**
Situs Address: 13624 Paisley Dr, Delray Beach, FL **Case No:** C-2026-06180004
PCN: 00-42-46-09-07-000-0790 **Zoned:** PUD

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: 06/23/2026 **Status:** CLS

Agenda No.: 088 **Complexity Level:** 1 **Status:** Active
Respondent: Walker, David L; Niemer, Samantha **CEO:** Marcus J Williams
11865 Bay Pl, Boca Raton, FL 33428-5609

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

Situs Address: 11865 Bay Pl, Boca Raton, FL **Case No:** C-2025-12030028
PCN: 00-41-47-36-03-000-5070 **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 flat roof structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/04/2025 **Status:** SIT

Agenda No.: 089 **Complexity Level: -** **Status:** Removed
Respondent: DE LEON, HECTOR **CEO:** Richard F Cataldo
3066 Crockett Way, Lake Worth, FL 33467-1114
Situs Address: 3066 Crockett Way, Lake Worth, FL **Case No:** C-2026-03020007
PCN: 00-42-44-19-01-018-0020 **Zoned:** AR

Violations:

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

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

Observation: Property, as advertised on website, being used as a wedding venue.
Code: Unified Land Development Code - 1.A.2
Issued: 05/29/2026 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the Garden Bar, including wood deck/walkway, detached roofed structure, and associated electrical and plumbing, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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 Secret Garden trellis has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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 Arbor gazebo has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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 Tower Noir tower has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, the Reception Shed, including attached roofed structure and concrete pad, and associated electrical, plumbing, and HVAC has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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 spa with associated plumbing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, the Casa Fuerte building with associated electrical has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, the Casa Bella building with associated electrical has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **Status:** CCH

10 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the outdoor restrooms with associated electrical and plumbing have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, the patio at the residence, including the attached roofed structure and concrete deck, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, fences, including perimeter and interior, both wood and chainlink, have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **Status:** CCH

13 **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, asphalt paving, including the driveway and interior walkways, has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **Status:** CCH

14 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height. More specifically, the fence in the front setback is greater than four feet in height.
Code: Unified Land Development Code - 5.B.1.A.2.b.1)
Issued: 05/29/2026 **Status:** CCH

15 **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: 05/29/2026 **Status:** CCH

16 **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 electrical/lighting on pole located outside perimeter fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **Status:** CCH

Agenda No.: 090 **Complexity Level:** 1 **Status:** Active
Respondent: Miller, Paul K; Miller, Phyllis D **CEO:** Dennis A Hamburger
9361 Water Course Way, Boynton Beach, FL 33437-2856
Situs Address: 9361 Water Course Way, Boynton Beach, FL **Case No:** C-2026-07080002
PCN: 00-42-45-22-11-000-0040 **Zoned:** RTS

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: 07/13/2026 **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: 07/13/2026 **Status:** CCH

3 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 07/13/2026 **Status:** CCH

Agenda No.: 091 **Complexity Level:** 1 **Status:** Removed
Respondent: Wiczkowski, Robert **CEO:** Darrin L Emmons
14434 Kingsley Pl, Delray Beach, FL 33445-3223
Situs Address: 14434 Kingsley Pl, Delray Beach, FL **Case No:** C-2026-06100020
PCN: 00-42-46-13-05-002-0140 **Zoned:** RS

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/10/2026 **Status:** CLS

Agenda No.: 092 **Complexity Level:** 1 **Status:** Active
Respondent: Bromberg, Valery **CEO:** Darrin L Emmons
239 Brittany E, Delray Beach, FL 33446-1111
Situs Address: 239 Brittany E, Delray Beach, FL **Case No:** C-2026-07070001
PCN: 00-42-46-22-07-005-2390 **Zoned:** RH

Violations:

1 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

More specifically, the master bathroom shower handle does not function properly. The water does not turn on or off immediately when turned.

Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 07/09/2026 **Status:** SIT

2 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

Cockroaches and or Palmetto bugs were observed inside the enclosed patio of this residential property.

Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 07/09/2026 **Status:** SIT

Agenda No.: 093 **Complexity Level:** 1 **Status:** Removed
Respondent: Wells, Thomas W **CEO:** Kareem B Graham
945 Miner Rd, Lake Worth, FL 33462-6127
Situs Address: 945 Miner Rd, Lake Worth, FL **Case No:** C-2026-07220023
PCN: 00-43-45-10-07-000-0510 **Zoned:** CN

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: Food truck with seating area being operated and stored on this parcel.

Code: Unified Land Development Code - 1.A.2
Issued: 07/24/2026 **Status:** CCH

cc: Wells, Thomas W

Agenda No.: 094 **Complexity Level:** 1 **Status:** Removed
Respondent: Kodner, Joel D; Kodner, Christine M **CEO:** Steve G Bisch
10844 Crescendo Cir, Boca Raton, FL 33498-4873
Situs Address: 10844 Crescendo Cir, Boca Raton, FL **Case No:** C-2026-04090003
PCN: 00-41-47-01-36-000-0520 **Zoned:** RTS

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: 05/01/2026 **Status:** CLS

2 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. There is a bat infestation in the roof of this structure.

Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 05/01/2026 **Status:** CLS

Agenda No.: 095 **Complexity Level:** 1 **Status:** Removed
Respondent: Hulya Julia Sekeroglu AKA Hulya Julia Sekeroglu Sahin; **CEO:** Steve G Bisch
21553 Chipmunk Ln, Boca Raton, FL 33428-2644
Situs Address: 21553 Chipmunk Ln, Boca Raton, FL **Case No:** C-2026-06010014
PCN: 00-41-47-23-03-000-1740 **Zoned:** RE

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 there is abandoned fencing entrapped in tree in the northwest corner of this property. Additionally there appear to be broken and loos boards on the wooden fencing in the southwest corner.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/05/2026 **Status:** CLS

2 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 06/05/2026 **Status:** CLS

Agenda No.: 096 **Complexity Level:** 1 **Status:** Removed
Respondent: Golden Lakes Homeowners Association, Inc. **CEO:** Brian Burdett
4000 Hollywood Blvd, Ste 265-S, Hollywood, FL 33021
Situs Address: 1500 Golden Lakes Blvd, Ste A, West Palm Beach, FL **Case No:** C-2025-09120003
PCN: **Zoned:**

Violations:

1 **Details:** Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property. More specifically, street lighting directed toward and intruding on neighboring properties.
Code: Unified Land Development Code - 5.E.4.E.2.c.1
Issued: 09/17/2025 **Status:** CLS

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

cc: Golden Lakes Homeowners Association, Inc./ Anzen Group, Llc

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Agenda No.: 097 **Complexity Level:** 1 **Status:** Removed
Respondent: Pacifica West Palm LLC **CEO:** Brian Burdett
155 Office Plaza Dr, Fl 1st, Tallahassee, FL 32301
Situs Address: 1068 N Benoist Farms Rd, Unit 110 Building 14, West Palm Beach, FL **Case No:** C-2026-04280025
PCN: 00-42-43-29-21-014-1100 **Zoned:** RS

Violations:

1 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically, kitchen cabinet damaged and in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 06/03/2026 **Status:** CLS

2 **Details:** Every stair, ramp, balcony, porch, deck or other walking surface shall be maintained structurally sound and be capable of supporting the imposed loads. More specifically, floor in disrepair in need of replacement.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (f)
Issued: 06/03/2026 **Status:** CLS

cc: Pacifica West Palm Llc

Agenda No.: 098 **Complexity Level:** - **Status:** Active
Respondent: Heath, Tyrona **CEO:** Christina G Stodd
1831 Madison Ave, Apt 5H, New York, NY 10035-2753 **Type:** **Irreparable**
Situs Address: 18929 40th Run N, Loxahatchee, FL **Case No:** C-2026-08210016
PCN: 00-40-43-10-00-000-8070 **Zoned:** AR

Violations:

1 **Details:** Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. This is concerning a party that occurred on 8-9-26 and it caused excessive noise. Palm Beach County Sherrif Department responded the report number is 26075199.

Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 09/22/2026 **Status:** CCH

cc: Heath, Tyrona

Agenda No.: 099 **Complexity Level:** 1 **Status:** Removed
Respondent: Peate, Thomas Richard **CEO:** Marcus J Williams
725 Mallard Dr, Delray Beach, FL 33444-2026
Situs Address: 5341 Garfield Rd, Delray Beach, FL **Case No:** C-2026-01090026
PCN: 00-42-46-23-03-000-6930 **Zoned:** RS

Violations:

1 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance. More specifically, the easement in the rear of the property must be cut of all overgrowth, and properly maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 01/13/2026 **Status:** CLS

Agenda No.: 100 **Complexity Level:** 1 **Status:** Active
Respondent: Precipuo, Lawrence; Precipuo, Pasquale **CEO:** Adam F Moulton
9332 Laurel Green Dr, Boynton Beach, FL 33437-3318 **Type:** **Life Safety**
Situs Address: 9332 Laurel Green Dr, Boynton Beach, FL **Case No:** C-2024-01110003
PCN: 00-42-45-22-06-000-2960
RE: Request to Rescind SMO dated February 7, 2024, due to foreclosure and lien not recorded.

cc: Precipuo, Lawrence
Precipuo, Pasquale

Agenda No.: 101 **Complexity Level:** 1 **Status:** Postponed
Respondent: Denton, Peyton S Jr **CEO:** John Gannotti
7255 Wilson Rd, West Palm Beach, FL 33413-2240
Situs Address: 7255 Wilson Rd, West Palm Beach, FL **Case No:** C-2026-06240001
PCN: 00-42-43-27-05-006-4706 **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, accessory structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/24/2026 **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 driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/24/2026 **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: Operating a spa type business with membership fees on a residential property with no approvals.
Code: Unified Land Development Code - 1.A.2
Issued: 06/24/2026 **Status:** CCH

cc: The Code Clinic, Pllc

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

Agenda No.: 102 **Complexity Level:** 1 **Status:** Active
Respondent: Abdinson Inc. a.k.a ABDINSON 3, INC. **CEO:** Joanna Mirodias
401 W Boynton Beach Blvd, Boynton Beach, FL 33435
Situs Address: 1033 James Rd, Lake Worth, FL **Case No:** C-2025-11100011
PCN: 00-43-45-09-03-000-0160
RE: Request to contest Imposition of Fine/Lien
cc: Abdinson Inc. A.K.A Abdinson 3, Inc.

Agenda No.: 103 **Complexity Level:** 1 **Status:** Active
Respondent: Abdin, Ammar **CEO:** Debbie N Plaud
9082 Perth Rd, Lake Worth, FL 33467-6128
Situs Address: 9082 Perth Rd, Lake Worth, FL **Case No:** C-2025-02280004
PCN: 00-42-45-06-02-000-0620
RE: Request to Contest Imposition of Fine Lien

Agenda No.: 104 **Complexity Level:** 1 **Status:** Active
Respondent: Rashid, Mojur KM; Rashid, Rahat P **CEO:** Joanna Mirodias
1104 Sterling Pine Pl, Loxahatchee, FL 33470-6033
Situs Address: 2522 S Military Trl, West Palm Beach, FL 33415 **Case No:** C-2019-10220014
PCN: 00-42-44-13-05-001-0010
RE: Cases added to extend the modified fine amount due date for 6 months from the October 7, 2026. Due to respondent submitting a request due to hardship and needs more time.
cc: Code Enforcement

Agenda No.: 105 **Complexity Level:** 1 **Status:** Active
Respondent: Carter, Curtis M **CEO:** Dennis A Hamburger
5 Robin Hood St, Boston, MA 02125-2831
Situs Address: 363 Saxony H, Delray Beach, FL **Case No:** C-2025-10310010
PCN: 00-42-46-22-09-008-3630
RE: Request to Rescind Special Magistrate Order dated May 6, 2026, due to: The permit covering the work was located under B-2006-042227-0000.

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. "