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

Special Magistrate: Earl K Mallory
Contested

Special Magistrate: Richard Gendler
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: PBCE 76TH STREET LLC **CEO:** Jen L Batchelor
15560 69th Dr N, Palm Beach Gardens, FL 33418-7421
Situs Address: 16225 76th Trl N, Palm Beach Gardens, FL **Case No:** C-2026-02260011
PCN: 00-42-41-09-00-000-7340 **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-2022-056590-0000, Single-Family Dwelling has become inactive or expired.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, for permit #B-2022-056590-0000, Single-Family Dwelling.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 04/16/2026 **Status:** CCH

Agenda No.: 002 **Complexity Level: -** **Status:** Active
Respondent: St. Abraam Coptic Orthodox Church, INC. **CEO:** Jen L Batchelor
17333 128th Trl N, Jupiter, FL 33478-5295
Situs Address: 17333 128th Trl N, Jupiter, FL **Case No:** C-2026-06250014
PCN: 00-41-41-03-00-000-7390 **Zoned:** AR

Violations:

1 **Details:** Vegetation. The following vegetation is prohibited:
(1) All diseased or damaged limbs or foliage that present a hazard.
(2) Vegetation that constitutes a fire hazard.
(3) Vegetation that impedes or obstructs adequate view of an intersection, traffic sign, railroad crossing or traffic from any street, road or highway.

More specifically, but not limited to, a large, damaged bamboo tree in the back the property.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 06/30/2026 **Status:** CCH

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: Celami, Saingermite; Celami, Berthilde **CEO:** Maggie Bernal
7262 Willow Springs Cir N, Boynton Beach, FL 33436-940
Situs Address: 7262 Willow Spring Cir N, Boynton Beach, FL **Case No:** C-2026-01090019

PCN: 00-42-45-12-11-000-0320 **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: Interior and/or exterior Conversions/Alterations (Garage has been converted into a habitable living area) without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/14/2026 **Status:** CCH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Melva Lou Foley Est Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Melva L Foley and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (3916 Ocala Road, Lake Woth FL 33462, PCN #00-43-45-06-04-021-0130).
PO BOX 307, Southern Pnes, NC 28388-0307 **CEO:** Maggie Bernal
Situs Address: 3916 Ocala Rd, Lake Worth, FL **Case No:** C-2026-07300008
PCN: 00-43-45-06-04-021-0130 **Zoned:** RM

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 08/03/2026 **Status:** CCH

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/03/2026 **Status:** CCH

3 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.
Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 08/03/2026 **Status:** CCH

cc: Melva Lou Foley

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Gonzalez, Caridad
54 Hazard Ave, Ste 70, Enfield, CT 06082-6800 **CEO:** Brian Burdett
Situs Address: 3361 Rossi Ct, West Palm Beach, FL **Case No:** C-2026-07280008
PCN: 00-42-43-14-03-000-1370 **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, window has been removed and concreted over without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/30/2026 **Status:** CCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: Pacifica West Palm LLC
155 Office Plaza Dr, Fl 1st, Tallahassee, FL 32301 **CEO:** Brian Burdett
Situs Address: 1185 N Benoist Farms Rd, Unit 105 Building 12, West Palm Beach, FL **Case No:** C-2026-08040025
PCN: 00-42-43-29-25-012-1050 **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, HVAC permit has been installed without a valid building permit. *Exposed HVAC piping running along bedroom wall to exterior.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/26/2026 **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. More specifically: tub cracked leaking water.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 08/26/2026 **Status:** CCH

3 **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, shower tile in need of repair and replacement.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 08/26/2026 **Status:** CCH

4 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically, bathroom flooring and base boards in disrepair in need of replacement and carpet in disrepair in need of cleaning or replacing due to above unit leaking.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 08/26/2026 **Status:** CCH

cc: Pacifica West Palm Llc

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Rose, Maria D **CEO:** Brian Burdett
1531 Drexel Rd, Lot 463, West Palm Beach, FL 33417-422
Situs Address: 1543 Meridian Rd, West Palm Beach, FL **Case No:** C-2026-06120006
PCN: 00-42-43-26-04-024-0050 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 06/16/2026 **Status:** CCH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: S Group properties Inc. **CEO:** Brian Burdett
500 S Australian Ave, Ste 630, West Palm Beach, FL 33401
Situs Address: 1470 N Congress Ave, 119, West Palm Beach, FL **Case No:** C-2026-08180019
PCN: 00-43-43-29-23-000-1190 **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, fence permit # B-2023-020106-0000 has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 08/20/2026 **Status:** CCH

cc: S Group Properties Inc.

Agenda No.: 009 **Complexity Level:** 3 **Status:** Removed
Respondent: Olympus Village, Inc. **CEO:** Larry W Caraccio
6413 Congress Ave, Ste 100, Boca Raton, FL 33487
Situs Address: 5981 Via Vermilya, Building A, Lake Worth, FL **Case No:** C-2026-09180001
5917 Via Vermilya, Building B, Lake Worth, FL
PCN: 00-43-45-05-13-001-, 00-43-45-05-13-002- **Zoned:** RH

Violations:
1 **Details:** Insert Template
Code:
Issued: 09/18/2026 **Status:** CLS

cc: Olympus Village, Inc.

Agenda No.: 010 **Complexity Level:** 3 **Status:** Removed
Respondent: Sabal Lake West of Boca West Condominium Association, Inc. **CEO:** Larry W Caraccio
6111 Broken Sound Pkwy, 200, Boca Raton, FL 33487
Situs Address: 19405 Sabal Lake Dr, Bldg 1, FL **Case No:** C-2026-09280027
PCN: **Zoned:** AR

Violations:
1 **Details:**
Code:
Issued: 09/30/2026 **Status:** CCH

cc: Sabal Lake West Of Boca West Condominium Association, Inc.

Agenda No.: 011 **Complexity Level:** 3 **Status:** Active
Respondent: The Pines of Boca Barwood I; The Pines of Boca Barwood II **CEO:** Larry W Caraccio
800 E Broward Blvd, Ste 710, Ft Lauderdale, FL 33301
Situs Address: 23370 Carolwood Ln, Building 2, Boca Raton, FL **Case No:** C-2026-09280031
23380 Carolwood Ln, Building 3, Boca Raton, FL
23395 Carolwood Ln, Building 4, Boca Raton, FL
PCN: 00-42-47-31-07-002-, 00-42-47-31-07-003-, 00-42-47-31-07-004- **Zoned:** RH

Violations:
1 **Details:**
Code:
Issued: 09/30/2026 **Status:** CCH

cc: The Pines Of Boca Barwood I

Agenda No.: 012 **Complexity Level:** 3 **Status:** Removed
Respondent: Village Green of Boca Raton Condominium Association, In **CEO:** Larry W Caraccio
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431
Situs Address: 9500 SW 3rd St, Building A, Boca Raton, FL **Case No:** C-2026-09290004
9500 SW 3rd St, Building B, Boca Raton, FL
9500 SW 3rd St, Building C, Boca Raton, FL
PCN: 00-42-47-30-20-001-, 00-42-47-30-20-002-, 00-42-47-30-20-003- **Zoned:** RH

Violations:
1 **Details:**
Code:
Issued: 09/30/2026 **Status:** CLS

cc: Village Green Of Boca Raton Condominium Association, Inc.

Agenda No.: 013 **Complexity Level:** 3 **Status:** Removed
Respondent: Wellington A Thru M Condo; Wellington F Condominium Association, Inc. **CEO:** Larry W Caraccio
203 Wellington F, West Palm Beach, FL 33417
Situs Address: Wellington F, Bldg F, FL **Case No:** C-2026-09250013
PCN: **Zoned:**

Violations:
1 **Details:** Insert Template
Code:
Issued: 09/30/2026 **Status:** CCH

cc: Wellington A Thru M Condo

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: SOAPY SHARK SR 7 LLC **CEO:** Richard F Cataldo
4800 N Federal Hwy, Ste E-100, Boca Raton, FL 33431
Situs Address: 5301 S State Road 7, Lake Worth, FL **Case No:** C-2026-07100003
PCN: 00-42-43-27-05-035-0091 **Zoned:** CG

Violations:

1 **Details:** No person shall operate or cause to be operated any source of sound from any location in such a manner as to create a sound level which exceeds the limits set forth in Table 5.E.4.B, Maximum Sound Levels, for more than ten percent of any measurement period, which period shall not be less than ten minutes.

Specifically, a sound level meter reading conducted on 07/08/2026 established that the operations of the car wash drying/blower system exceeded the maximum allowable limits set forth in Table 5.E4.B. The system registered sound levels greater than 60 dB for a continuous or cumulative duration of 4 minutes and 19 seconds within a 10-minute observation period.

Code: Unified Land Development Code - 5.E.4.B.2.a
Issued: 07/10/2026 **Status:** CCH

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

Agenda No.: 015 **Complexity Level: -** **Status:** Active
Respondent: WGWSR PROPERTIES LLC **CEO:** Richard F Cataldo
4600 N Ocean Blvd, Ste 206, Boynton Beach, FL 33435
Situs Address: 9200 Brandy Ln, Lake Worth, FL **Case No:** C-2026-07170033
PCN: 00-42-44-30-01-023-0030 **Zoned:** AR

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles, and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a trailer parked in the front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 07/17/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles, and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height. More specifically, the trailer not parked in the side or rear yard and not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 07/17/2026 **Status:** CCH

3 **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: 07/17/2026 **Status:** CCH

4 **Details:** Grass, weeds, and low-growing vegetation shall be maintained as follows: developed or partially developed residential and non-residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/17/2026 **Status:** CCH

cc: Wgwsr Properties Llc
Wgwsr Properties Llc

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: Hall, Marianne L; Hall, Edward C **CEO:** Darrin L Emmons
3121 Palm Dr, Delray Beach, FL 33483-6214
Situs Address: 3121 Palm Dr, Delray Beach, FL **Case No:** C-2026-08060020
PCN: 00-43-46-04-18-000-1200 **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: 08/07/2026 **Status:** CCH

Agenda No.: 017 **Complexity Level: -** **Status:** Active
Respondent: Reynolds, Shad M **CEO:** Darrin L Emmons
9679 Sun Pointe Dr, Boynton Beach, FL 33437-3331
Situs Address: 9679 Sun Pointe Dr, Boynton Beach, FL **Case No:** C-2026-06030026
PCN: 00-42-45-22-06-000-1890 **Zoned:** RS

Violations:

2 **Details:** Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. More specifically, the address numbers on the mailbox are not a contrasting color and are not plainly visible from the roadway.
Code: Palm Beach County Codes & Ordinances - 10.11.4

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

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: RSIC HOLDINGS 2 LLC **CEO:** Darrin L Emmons
5481 Woodland Dr, Delray Beach, FL 33484-1138
Situs Address: 5311 Woodland Dr, Delray Beach, FL **Case No:** C-2026-06180003
PCN: 00-42-46-11-04-000-1601 **Zoned:** AR

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/18/2026 **Status:** CCH

cc: Rsic Holdings 2 Llc

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: Chavez Gonzalez, Juani Sarai; Lopez Perez, Jose Guaralup **CEO:** Jose Feliciano
Chavez Velazquez, Maria
1713 Roy Dr, West Palm Beach, FL 33415-5548
Situs Address: 1713 Roy Dr, West Palm Beach, FL **Case No:** C-2026-08100020
PCN: 00-42-44-11-04-000-0110 **Zoned:** RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically; the parking of motor vehicles on grass areas of front yard is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 08/12/2026 **Status:** CCH

2 **Details:** No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. Specifically; the parking of motor vehicles on Sidewalk Right-of-Way (ROW) areas is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 08/12/2026 **Status:** CCH

Agenda No.: 020 **Complexity Level:** 1 **Status:** Removed
Respondent: De Quesada Viamontes, Abiezer **CEO:** Jose Feliciano
2648 Havenwood Rd, West Palm Beach, FL 33415-8214
Situs Address: 2648 Havenwood Rd, West Palm Beach, FL **Case No:** C-2026-09140022
PCN: 00-42-44-13-12-001-0120 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically; wrecked motor vehicle parked at property front yard.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/17/2026 **Status:** CLS

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; parking on grass landscape areas of property (front yard) is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 09/17/2026 **Status:** CLS

3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically, parking covered utility trailers at front yard of property is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 09/17/2026 **Status:** CLS

4 **Details:** No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. Specifically; parking on Swale Right-of-Way (ROW) area of property is prohibited as per this code section.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 09/17/2026 **Status:** CLS

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

Agenda No.: 021 **Complexity Level:** 2 **Status:** Active
Respondent: Estupinan, Greter C **CEO:** Jose Feliciano
1735 Roy Dr, West Palm Beach, FL 33415-5548
Situs Address: 1735 Roy Dr, West Palm Beach, FL **Case No:** C-2026-08100021
PCN: 00-42-44-11-04-000-0120 **Zoned:** RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically; parking of motor vehicles on grass areas of property is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 08/31/2026 **Status:** CCH

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

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

Specifically; property being used for the sales, storage and salvage of motor vehicles.
Code: Unified Land Development Code - 1.A.2
Issued: 08/31/2026 **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 rigid roofed porch structure has been erected or installed without a valid building permit over rear yard porch area.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/31/2026 **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 roofed addition has been erected or installed without a valid building permit at rear north of dwelling structure.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/31/2026 **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, canopy roofed structure has been erected or installed without a valid building permit at property rear.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/31/2026 **Status:** CCH

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. Specifially; open storage of auto mobile parts present at property front.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/31/2026 **Status:** CCH

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Mariano, Omar **CEO:** Jose Feliciano
6110 Lambeth Cir, Lake Worth, FL 33463-6721
Situs Address: 6110 Lambeth Cir, Lake Worth, FL **Case No:** C-2026-08040006
PCN: 00-42-44-34-25-000-5800 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 08/10/2026 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically; motor vehicle parked at property that is inoperable or inoperative.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/10/2026 **Status:** CCH

Agenda No.: 023 **Complexity Level:** 1 **Status:** Active
Respondent: Periera Gomez, Luz Maria **CEO:** Jose Feliciano
224 E Browning Dr, West Palm Beach, FL 33406-2910
Situs Address: 224 Browning Dr E, West Palm Beach, FL **Case No:** C-2026-08310019
PCN: 00-42-44-01-04-000-0580 **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, wooden plywood fencing has been erected or installed without a valid building permit at property front north side yard of property.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/01/2026 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically; parking on grass area of front yard is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 09/01/2026 **Status:** CCH

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: Gawd Inc **CEO:** Caroline Foulke
425 NE 22nd, 1901, Miami, FL 33137
Situs Address: 1033 Mango Dr, West Palm Beach, FL **Case No:** C-2026-06030001
PCN: 00-42-44-12-04-000-0350 **Zoned:** RM

Violations:

1 **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 06/10/2026 **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. More Specifically: Sewage from each unit pouring on to the ground behind units.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 06/10/2026 **Status:** CCH

3 **Details:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. More Specifically: Sewage from each unit pouring
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)
Issued: 06/10/2026 **Status:** CCH

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/10/2026 **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, shed 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

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

7 **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: Infestation of Roaches.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 06/10/2026 **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, fence 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

9 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height.
Code: Unified Land Development Code - 5.B.1.A.2.b.1)
Issued: 06/10/2026 **Status:** CCH

cc: Anedujar, Juan
Gawd Inc

Agenda No.: 025 **Complexity Level: -** **Status:** Active
Respondent: SAINGILUS, MURACIENNE; SAINGILUS, LHERISSOI **CEO:** Caroline Foulke
6029 Westfall Rd, Lake Worth, FL 33463-5824
Situs Address: 6029 Westfall Rd, Lake Worth, FL **Case No:** C-2026-08130011
PCN: 00-42-44-34-21-000-3780 **Zoned:** RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: Parking on grass
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 08/13/2026 **Status:** CCH

2 **Details:** No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 08/13/2026 **Status:** CCH

3 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More Specifically: Parking on sidewalk.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 08/13/2026 **Status:** CCH

Agenda No.: 026 **Complexity Level:** 1 **Status:** Active
Respondent: TIP TRUCKING & EXCAVATION INC **CEO:** Caroline Foulke
631 Lucerne Ave, Lake Worth, FL 33460
Situs Address: 1063 Mango Dr, West Palm Beach, FL **Case No:** C-2026-05290006
PCN: 00-42-44-12-04-000-0361 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/02/2026 **Status:** CCH

2 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/02/2026 **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: 06/02/2026 **Status:** CCH

4 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 06/02/2026 **Status:** CCH

5 **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. Specifically, Interior walls, floor damage and in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 06/02/2026 **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, wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/02/2026 **Status:** CCH

cc: Pbso
Tip Trucking & Excavation Inc

Agenda No.: 027 **Complexity Level:** 3 **Status:** Active
Respondent: O'Neill, Timothy P; O'Neill, Jocelyn P **CEO:** Elizabeth A Gonzalez
19824 Hibiscus Dr, Tequesta, FL 33469-2193
Situs Address: 19824 Hibiscus Dr, Jupiter, FL **Case No:** C-2026-06250022
PCN: 00-42-40-25-27-002-0080 **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, the swimming pool on the property is currently in disrepair and is not being properly maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/26/2026 **Status:** CCH

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: Lozova, Mariya; Lozovoy, Mark **CEO:** Dennis A Hamburger
664 Normandy N, Delray Beach, FL 33484-4871
Situs Address: 664 Normandy N, Delray Beach, FL **Case No:** C-2026-01280022
PCN: 00-42-46-22-13-014-6640 **Zoned:** RH

Violations:

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

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

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: Zupo, Miguel **CEO:** Dennis A Hamburger
6494 Nikki Way, Lake Worth, FL 33467-8702
Situs Address: 5148 Woodland Dr, Delray Beach, FL **Case No:** C-2026-08210001
PCN: 00-42-46-11-02-000-1600 **Zoned:** AR

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: 08/21/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 08/21/2026 **Status:** CCH

3 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 08/21/2026 **Status:** CCH

Agenda No.: 030 **Complexity Level:** - **Status:** Removed
Respondent: Karim, Mohammed A **CEO:** Jamie G Illicete
506 Treehouse Ct, Fort Washington, MD 20744-6400
Situs Address: 1976 Windsor Dr, North Palm Beach, FL **Case No:** C-2026-08030007
PCN: 00-43-42-04-00-000-4080 **Zoned:** RH

Violations:

Details:
Code:
Issued: **Status:**

cc: Karim, Mohammed A

Agenda No.: 031 **Complexity Level:** - **Status:** Active
Respondent: Rigaud, Jean; Alexis Jean, Genie **CEO:** Paul Kelso
14331 SW Rain Rd, Indiantown, FL 34956-4288
Situs Address: 6877 3rd St, Jupiter, FL **Case No:** C-2026-04300021
PCN: 00-42-41-03-01-000-1210 **Zoned:** RH

Violations:

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. Particularly the trailer observed on the grass in front of the home
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/21/2026 **Status:** CCH

Agenda No.: 032 **Complexity Level:** - **Status:** Active
Respondent: GORDON FAMILY ESTATES LLC **CEO:** Paul Kelso
11582 SW Village Pkwy, Box 282, Port Saint Lucie, FL 34987-2392
Situs Address: 17347 Lincoln Ln, Jupiter, FL **Case No:** C-2026-05210016
PCN: 00-42-41-03-08-000-0200 **Zoned:** RH

Violations:

1 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 05/29/2026 **Status:** CCH

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

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

Agenda No.: 033 **Complexity Level:** 1 **Status:** Active
Respondent: Sboray, Bryan; Sboray, Patricia S **CEO:** Paul Kelso
6828 4th St, Jupiter, FL 33458-3819
Situs Address: 6828 4th St, Jupiter, FL **Case No:** C-2026-05040004
PCN: 00-42-41-03-01-000-0960 **Zoned:** RH

Violations:

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Particularly the vehicle parked on the grass in front of the home
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/15/2026 **Status:** CCH

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Particularly the chain link fence in the front of the property in addition to the wooden fence on the South side of the property
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/15/2026 **Status:** CCH

Agenda No.: 034 **Complexity Level:** 1 **Status:** Active
Respondent: De La Rosa Rodriguez, Raul **CEO:** Jill L Lovett
5286 Harriet Pl, West Palm Beach, FL 33407-1628
Situs Address: 5286 Harriet Pl, West Palm Beach, FL **Case No:** C-2026-06300011
PCN: 00-42-43-02-01-002-0140 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically but not limited to a trailer parked in front of the residence.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/30/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically but not limited to a trailer parked in front of the residence and not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/30/2026 **Status:** CCH

Agenda No.: 035 **Complexity Level:** 1 **Status:** Removed
Respondent: Exume, Kettlie **CEO:** Jill L Lovett
515 Bell Grove Ln, Royal Palm Beach, FL 33411-4545
Situs Address: 5662 Parke Ave, West Palm Beach, FL **Case No:** C-2026-05280017
PCN: 00-42-43-02-01-001-0031 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to the white sports car parked on the driveway with a flat tire and appearing inoperative at this time.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/28/2026 **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 but not limited to the jetski parked in front of the residence.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/28/2026 **Status:** CLS

4 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically but not limited to the jetski parked in front of the residence and not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/28/2026 **Status:** CLS

6 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically but not limited to the white sports car parked on the driveway without a license plate attached.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 05/28/2026 **Status:** CLS

cc: Resident / Owner

Agenda No.: 036 **Complexity Level:** 1 **Status:** Active
Respondent: Harfenes, Irving; Harfenes, Miriam **CEO:** Jill L Lovett
244 Hewes St, C3, Brooklyn, NY 11211-8138
Situs Address: 114 Wellington B, West Palm Beach, FL **Case No:** C-2026-07210006
PCN: 00-42-43-23-22-002-1140 **Zoned:** RH

Violations:

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 but not limited to inactive permit needing to be reactivated and completed for the interior renovations (Permit # B-2024-016310-0000).
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/22/2026 **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-2024-016310-0000 has become inactive.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 07/22/2026 **Status:** CCH

cc: Resident/Owner

Agenda No.: 037 **Complexity Level:** 1 **Status:** Active
Respondent: LA NINA AUTO SALES LLC **CEO:** Jill L Lovett
7320 Lake Circle Dr, Apt 203, Pompano Beach, FL 33063-4802
Situs Address: 4802 Andros Dr, West Palm Beach, FL **Case No:** C-2026-05070027
PCN: 00-42-43-01-03-024-0120 **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]
*More specifically but not limited to the commercial dump truck parked at the residence.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 05/12/2026 **Status:** CCH

cc: Resident

Agenda No.: 038 **Complexity Level:** 1 **Status:** Active
Respondent: Morales Cabeza, Reinaldo R **CEO:** Jill L Lovett
5409 Marcia Pl, West Palm Beach, FL 33407-1664
Situs Address: 5409 Marcia Pl, West Palm Beach, FL **Case No:** C-2026-06260008
PCN: 00-42-43-02-01-006-0280 **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]
*More specifically but not limited to a FedEx commercial vehicle parked at a residential home.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 07/07/2026 **Status:** CCH

Agenda No.: 039 **Complexity Level:** 1 **Status:** Active
Respondent: Morgan, Shereese F; Morgan, Thereese V **CEO:** Jill L Lovett
5308 Harriet Pl, West Palm Beach, FL 33407-1630
Situs Address: 5308 Harriet Pl, West Palm Beach, FL **Case No:** C-2026-07150010
PCN: 00-42-43-02-01-002-0120 **Zoned:** RM

Violations:

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 # 2017-025298-0000 has become inactive and needs to be reactivated.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 07/20/2026 **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 but not limited to permit # B-2017-025298-0000 becoming inactive and needing to be reactivated and a certificate of completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/20/2026 **Status:** CCH

Agenda No.: 040 **Complexity Level:** - **Status:** Active
Respondent: Cabrales Carrillo, Maite; Cabrales, Lazaro M **CEO:** Timothy M Madu
11989 42nd Rd N, West Palm Beach, FL 33411-9108
Situs Address: 11989 42nd Rd N, West Palm Beach, FL **Case No:** C-2026-07140028
PCN: 00-41-43-11-00-000-7470 **Zoned:** AR

Violations:

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

More specifically, the commercial vehicle parked on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 07/14/2026 **Status:** CCH

2 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.

More specifically, only one RV is allowed on the property.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 07/14/2026 **Status:** CCH

3 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

More specifically, remove the shutters of the windows to make it easily openable.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 07/14/2026 **Status:** CCH

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

More specifically, the open storage of multiple items on the southeast corner of the property and also the trash pick-up area on the swale along 120th Ave, that are visible to the public.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/14/2026 **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 gazabo 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

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, fence with three gates 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.: 041 **Complexity Level: -** **Status:** Active
Respondent: Pritchard, Ronald K **CEO:** Timothy M Madu
16393 E Edinburgh Dr, Loxahatchee, FL 33470-3723
Situs Address: 16393 E Edinburgh Dr, Loxahatchee, FL **Case No:** C-2026-06240023
PCN: 00-40-43-13-00-000-7180 **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.

More specifically, cut the grass and any low-growing vegetation.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
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, the canopy structure in the front yard 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:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

More specifically, the open storage of disrepair canopy and structure, tires, and other related items as listed in the code.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/24/2026 **Status:** CCH

Agenda No.: 042 **Complexity Level: -** **Status:** Active
Respondent: Tapanes, Jose L **CEO:** Timothy M Madu
7976 NW 190th Ln, Hialeah, FL 33015-2746
Situs Address: 11512 49th St N, West Palm Beach, FL **Case No:** C-2026-09010003
PCN: 00-41-43-11-00-000-1470 **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.

More specifically, cut the low-growing vegetation.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/02/2026 **Status:** CCH

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.

More specifically, the overgrown vegetation on the property needs to be weed, pruned, mow, and edge.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 09/02/2026 **Status:** CCH

cc: Tapanes, Jose L

Agenda No.: 043 **Complexity Level:** 1 **Status:** Active
Respondent: ACOSTA, MANUEL GONZALEZ **CEO:** Nedssa Miranda
150 Tropical Ave, West Palm Beach, FL 33415-1944
Situs Address: 150 Tropical Ave, West Palm Beach, FL **Case No:** C-2026-02120024
PCN: 00-42-43-35-02-017-0010 **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, ALTERATION/ WINDOW AND DOOR TO ADDITION STRUCTURE has been erected or installed without a valid building permit.

Obtain required building permits for the ALTERATION/ WINDOW AND DOOR TO ADDITION STRUCTURE or remove the ALTERATION/ WINDOW AND DOOR TO ADDITION 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: 02/24/2026 **Status:** CCH

Agenda No.: 044 **Complexity Level:** 1 **Status:** Active
Respondent: MARK STANISLAWSKI AND JODY STANISLAWSKI **CEO:** Nedssa Miranda
CO-TRUSTEES OF THE 1485 RANCHETTE ROAD LAN
TRUST DATED DECEMBER 20TH 2021
1463 Ranchette Rd, West Palm Beach, FL 33415-1441
Situs Address: 1485 Ranchette Rd, West Palm Beach, FL **Case No:** C-2026-08060041
PCN: 00-42-44-10-00-000-1460 **Zoned:** AR

Violations:

1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

Please remove everything you place on the ROW or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 08/07/2026 **Status:** CCH

2 **Details:** All construction in a drainage easement shall be subject to approval by the beneficiary of said easement. Further, the Land Development Division (LDD) shall approve all encroachments into easements which drain County roads. [Ord. 2010-005] [Ord. 2010-022]
2. If a Building Permit is required, the Applicant shall obtain approval from the LDD or appropriate entity
prior to submitting the Building Permit application to PZB. [Ord. 2010-005] [Ord. 2010-022]
3. When approval is required from LDD, the Applicant shall submit a request to encroach a drainage
easement in or on a form established by the LDD and include a copy of the recorded deed to the parcel
on which the easement is located; the document creating the easement; a certified sketch of survey of
the easement; a sketch or plans showing the proposed construction in relation to the location of existing
drainage improvements in the easement; and, such other documentation as the LDD reasonably deems
appropriate. [Ord. 2010-005] [Ord. 2010-022]
4. When encroachments are proposed in easements which drain County roads, the LDD may deny,
approve, or approve with conditions the construction. [Ord. 2010-005] [Ord. 2010-022]
5. When approval is required from LDD, no approval shall be given before the LDD has received specific
written consent from all easement holders, easement beneficiaries, and governmental entities or agencies having jurisdiction of the drainage easement. The LDD is hereby authorized to effect consent
on behalf of PBC when PBC is the easement holder or beneficiary of a drainage easement. The LDD
may require that consent be in or on a form established by the LDD. [Ord. 2010-005] [Ord. 2010-022]
6. For easements which drain County roads, the LDD shall also have executed in proper form, and shall
cause to be recorded against the Applicant's land involved, a removal and indemnification declaration
(with the necessary consents) on a form approved by County Attorney's Office. Said declaration shall
provide that all direct and indirect costs related to removal shall be borne by the Property Owner, its
heirs, successors, assignees, and grantees; that the aforestated person(s) shall indemnify and hold
PBC, its officers, employees, contractors, and agents harmless against any and all claims and liabilities
of whatever nature (including personal injury and wrongful death) arising from any approval granted
hereunder or the construction or installation approved hereunder. The removal declaration shall inure
to the benefit of the easement holders and beneficiaries. It shall contain such other terms and covenants
as the LDD or the County Attorney deems appropriate. Proof of the recording of the document shall be
furnished to PZB with the application for a Building Permit. [Ord. 2010-005] [Ord. 2010-022]
7. Construction in or overlapping a drainage easement approved by the LDD shall comply with the
provisions of Sections: Art. 5.F.2.A.5, All Other Approvals Required
Code: Unified Land Development Code - 5-F-2-B
Issued: 08/07/2026 **Status:** CCH

3 **Details:** Pursuant to Article 5.B.1.A.b, Location, no accessory structure may be located on a lot separate from the principal structure. Any structure, including the fence, that is located in the R-O-W will, therefore, have to be removed.

Please remove everything you place on the ROW or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000
Code: Unified Land Development Code - 5.B.1.A.B
Issued: 08/07/2026 **Status:** CCH

Agenda No.: 045 **Complexity Level:** 1 **Status:** Active
Respondent: G & V UNITED INVESTMENTS LLC **CEO:** Nedssa Miranda
373 NW 158th Ave, Hollywood, FL 33028-1587
Situs Address: 1153 N Military Trl, West Palm Beach, FL **Case No:** C-2026-08250027
PCN: 00-42-43-25-05-000-0010 **Zoned:** CG

Violations:

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

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

This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that Car wash, canopy membrane with a lot of products for the car wash, a line wire that had car carpets hanging, several open storage relating to the car wash. Two car wash vehicles with the logo of the car wash.

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

Code: Unified Land Development Code - 1.A.2
Issued: 09/06/2026 **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.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/06/2026 **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, membrane canopy has been erected or installed without a valid building permit.

Obtain required building permits for the 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: 09/06/2026 **Status:** CCH

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

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: 09/06/2026 **Status:** CCH

6 **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, ALL THE FOOD TRUCKS ON THE PROPERTY.

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: 09/06/2026 **Status:** CCH

7 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. Please restriped the parking space with permit.

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

Issued: 09/06/2026 **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, FENCE has been erected or installed without a valid building permit.

Obtain required building permits for the FENCE or remove the 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: 09/06/2026 **Status:** CCH

9 **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 VEENDOR MACHINE.

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: 09/06/2026 **Status:** CCH

10 **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: 09/06/2026 **Status:** CCH

Agenda No.: 046 **Complexity Level:** 1 **Status:** Active
Respondent: HILL, JOHN A; HILL, KAREN ELIZABETH **CEO:** Nedssa Miranda
6120 14th Pl S, West Palm Beach, FL 33415-4518
Situs Address: 6120 14th Pl S, West Palm Beach, FL **Case No:** C-2026-08060040
PCN: 00-42-44-10-00-000-1420 **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, FENCE (CHAINLINK AND WOOD) has been erected or installed without a valid building permit.

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

Obtain a Certificate of Completion for FENCE (CHAINLINK AND WOOD) permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 08/07/2026 **Status:** CCH

2 **Details:** All construction in a drainage easement shall be subject to approval by the beneficiary of said easement. Further, the Land Development Division (LDD) shall approve all encroachments into easements which drain County roads. [Ord. 2010-005] [Ord. 2010-022]
2. If a Building Permit is required, the Applicant shall obtain approval from the LDD or appropriate entity
prior to submitting the Building Permit application to PZB. [Ord. 2010-005] [Ord. 2010-022]
3. When approval is required from LDD, the Applicant shall submit a request to encroach a drainage
easement in or on a form established by the LDD and include a copy of the recorded deed to the parcel
on which the easement is located; the document creating the easement; a certified sketch of survey of
the easement; a sketch or plans showing the proposed construction in relation to the location of existing
drainage improvements in the easement; and, such other documentation as the LDD reasonably deems
appropriate. [Ord. 2010-005] [Ord. 2010-022]
4. When encroachments are proposed in easements which drain County roads, the LDD may deny,
approve, or approve with conditions the construction. [Ord. 2010-005] [Ord. 2010-022]
5. When approval is required from LDD, no approval shall be given before the LDD has received specific
written consent from all easement holders, easement beneficiaries, and governmental entities or agencies having jurisdiction of the drainage easement. The LDD is hereby authorized to effect consent
on behalf of PBC when PBC is the easement holder or beneficiary of a drainage easement. The LDD
may require that consent be in or on a form established by the LDD. [Ord. 2010-005] [Ord. 2010-022]
6. For easements which drain County roads, the LDD shall also have executed in proper form, and shall
cause to be recorded against the Applicant's land involved, a removal and indemnification declaration
(with the necessary consents) on a form approved by County Attorney's Office. Said declaration shall
provide that all direct and indirect costs related to removal shall be borne by the Property Owner, its
heirs, successors, assignees, and grantees; that the aforestated person(s) shall indemnify and hold
PBC, its officers, employees, contractors, and agents harmless against any and all claims and liabilities
of whatever nature (including personal injury and wrongful death) arising from any approval granted
hereunder or the construction or installation approved hereunder. The removal declaration shall inure
to the benefit of the easement holders and beneficiaries. It shall contain such other terms and covenants
as the LDD or the County Attorney deems appropriate. Proof of the recording of the document shall be
furnished to PZB with the application for a Building Permit. [Ord. 2010-005] [Ord. 2010-022]
7. Construction in or overlapping a drainage easement approved by the LDD shall comply with the
provisions of Sections: Art. 5.F.2.A.5, All Other Approvals Required

Code: Unified Land Development Code - 5-F-2-B
Issued: 08/07/2026 **Status:** CCH

3 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit.
"Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

Please remove everything you place on the ROW AND EASEMENT or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 08/07/2026 **Status:** CCH

Agenda No.: 047 **Complexity Level:** 1 **Status:** Active
Respondent: PACKER FAMILY LIMITED PARTNERSHIP **CEO:** Nedssa Miranda
1530 N Military Trl, West Palm Beach, FL 33409-4710

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

Situs Address: 2720 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2026-05060011
PCN: 00-43-43-30-01-003-0110 **Zoned:** CG

Violations:

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/12/2026 **Status:** CCH

2 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, restripe the parking space with permit required.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 05/12/2026 **Status:** CCH

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

Place Dumpster within Dumpster Enclosure as required by code

Code: Unified Land Development Code - 5.8. a.b.c.d
Issued: 05/12/2026 **Status:** CCH

4 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/12/2026 **Status:** CCH

cc: Packer Family Limited Partnership

Agenda No.: 048 **Complexity Level:** 2 **Status:** Active
Respondent: VELOCITY VENCHRZ LLC **CEO:** Nedssa Miranda
PO BOX 424, Boynton Beach, FL 33425 United States
Situs Address: 5931 Dryden Rd, West Palm Beach, FL **Case No:** C-2026-06020019
PCN: 00-42-44-02-04-000-0052 **Zoned:** RS

Violations:

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 there are three mailboxes labeled in alphabetical order (A, B, and C). Additionally, three building units and garbage containers are marked with corresponding alphabet letters (A, B, and C. The property owner has indicated that the property is being used as a multi-rental 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: 06/16/2026 **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, Building C/STRUCTURE has been erected or installed without a valid building permit.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, Building C/STRUCTURE

Obtain a Certificate of Occupancy from the building official.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 06/16/2026 **Status:** CCH

7 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, OBTAINED CERTIFICATION OF OCCUPENCY FOR BUILDING B.

Obtain a Certificate of Occupancy from the building official.

Code: PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 06/16/2026 **Status:** CCH

cc: Souwed, Amoni
Velocity Venchrz Llc

Agenda No.: 049 **Complexity Level: -** **Status:** Active
Respondent: Acevedo, Lazaro Aguilar **CEO:** Joanna Mirodias
4879 Neros Cir, Lake Worth, FL 33463-7221
Situs Address: 4879 Neros Dr, Lake Worth, FL **Case No:** C-2026-05270008
PCN: 00-42-45-01-02-000-0950 **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, modifications to the accessory structure located east of the single-family dwelling (SFD), including the addition of a door and a window and the extension of the rear of the structure, have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/21/2026 **Status:** CCH

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

Agenda No.: 050 **Complexity Level: -** **Status:** Active
Respondent: Che, Bich; Tran, Truc **CEO:** Joanna Mirodias
7186 Saddle Rd, Lake Worth, FL 33463-7623
Situs Address: 7186 Saddle Rd, Lake Worth, FL **Case No:** C-2026-05060009
PCN: 00-42-45-10-01-007-0011 **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: 07/09/2026 **Status:** CCH

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

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

Observation: Multiple dumpsters were observed on the property.
Code: Unified Land Development Code - 1.A.2
Issued: 07/09/2026 **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, the front porch/entrance breezeway has been enclosed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/09/2026 **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, the windows and double doors have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/09/2026 **Status:** CCH

Agenda No.: 051 **Complexity Level:** 1 **Status:** Active
Respondent: 11NORTH GARDEN SHOPS AT BOCA OWNER, LLC **CEO:** Adam F Moulton
801 US Highway 1, North Palm Beach, FL 33408 United States
Situs Address: 7060 Palmetto Park Rd, Boca Raton, FL **Case No:** C-2026-09180012
PCN: 00-42-47-28-01-021-0010 **Zoned:** CG

Violations:

1 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, multiple pot holes observed.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 09/18/2026 **Status:** CCH

Agenda No.: 052 **Complexity Level:** 1 **Status:** Active
Respondent: Dandashi, Khaled S; Falioune, Nadia **CEO:** Adam F Moulton
22768 SW 65th Way, Boca Raton, FL 33428-5303
Situs Address: 22768 SW 65th Way, Boca Raton, FL **Case No:** C-2026-05120001
PCN: 00-42-47-30-02-009-0220 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/24/2026 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/24/2026 **Status:** CCH

Agenda No.: 053 **Complexity Level:** 1 **Status:** Active
Respondent: Jews Of The Circle Inc **CEO:** Adam F Moulton
7625 Martinique Blvd, Boca Raton, FL 33433-4975
Situs Address: 7625 Martinique Blvd, Boca Raton, FL **Case No:** C-2026-07170002
PCN: 00-42-47-28-07-000-0650 **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 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:** 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, new doors 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:** 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, white vinyl fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/04/2026 **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, two A/C splits 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:** 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, concrete walkway going from the street into the backyard has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/04/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/04/2026 **Status:** SIT

cc: Weiss Law

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: KRG BOCA RATON PALMS PLAZA, LLC **CEO:** Adam F Moulton
801 US Highway 1, North Palm Beach, FL 33408 United States
Situs Address: 22161 Powerline Rd, Boca Raton, FL **Case No:** C-2026-09170015
PCN: 00-42-47-28-01-021-0060 **Zoned:** CG

Violations:

1 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, potholes observed.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 09/18/2026 **Status:** CCH

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: Lopez, Enrique Torrens **CEO:** Adam F Moulton
9760 SW 3rd Pl, Boca Raton, FL 33428-6001
Situs Address: 9760 SW 3rd Pl, Boca Raton, FL **Case No:** C-2026-07280012
PCN: 00-42-47-30-04-010-0730 **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: 07/28/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 07/28/2026 **Status:** CCH

Agenda No.: 056 **Complexity Level:** 1 **Status:** Active
Respondent: Palms of Boca Del Mar LTD **CEO:** Adam F Moulton
161 NW 6th St, Ste 1020, Miami, FL 33136-4114
Situs Address: 5515 Pacific Blvd, Boca Raton, FL **Case No:** C-2026-08140002
PCN: 00-42-47-26-21-001-0000 **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, numerous small and large LED lights has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/10/2026 **Status:** CCH

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: SANDALFOOT PLAZA BOCA LLC **CEO:** Adam F Moulton
215 N Federal Hwy, Boca Raton, FL 33432-3994
Situs Address: 23032 Sandalfoot Plaza Dr, Building B, Boca Raton, FL **Case No:** C-2026-07310025
PCN: 00-42-47-30-34-000-0071 **Zoned:** CG

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, Turn 3 Sports Bar does not have a Business Tax Receipt.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 08/11/2026 **Status:** CCH

cc: Turn 3 Sports Bar

Agenda No.: 058 **Complexity Level:** - **Status:** Active
Respondent: RENELUS, ROODY; JOHNSON, SANDRA B **CEO:** Nick N Navarro
4970 Dillion St, Lake Worth, FL 33463-3410
Situs Address: 4970 Dillion St, Lake Worth, FL **Case No:** C-2026-04240034
PCN: 00-42-44-24-09-000-0501 **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 , ADDITION in the rear of home being erected or installed without a valid building permit. Remove the unpermitted work or obtain the required building permits.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/27/2026 **Status:** CCH

Agenda No.: 059 **Complexity Level:** 1 **Status:** Active
Respondent: NASSAU SQUARE LLC **CEO:** Nick N Navarro
1201 Hays St, TALLAHASSEE, FL 32301 United States
Situs Address: 7793 Lake Worth Rd, Lake Worth, FL **Case No:** C-2026-05110009
PCN: 00-42-44-28-29-001-0000 **Zoned:** CG

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/12/2026 **Status:** CCH

2 **Details:** All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration.

>> The Plaza Freestanding sign was changed to Adrenaline trampoline/ McDonald's and Advanced Medical without permits. Obtain required Building Permits for the signs or remove the signs. Prior to submittal of a Building Permit, determine if the sign is allowed by contacting the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 8.E
Issued: 05/12/2026 **Status:** CCH

cc: Building Division
Nassau Square Llc

Agenda No.: 060 **Complexity Level:** 1 **Status:** Active
Respondent: ARBOR OAKS APARTMENTS PROPERTY OWNER LL(**CEO:** Debbie N Plaud
1200 SOUTH PINE ISLAND Rd, Plantation, FL 33324 Uni
States
Situs Address: 9841 Arbor Oaks Ln, Building 1, Boca Raton, FL **Case No:** C-2026-06180028
PCN: 00-42-47-19-24-001-0000 **Zoned:** CSH

Violations:

1 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

More specifically, but not limited to, stairs at 9841 Arbor Oaks Lane, are in disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 07/01/2026 **Status:** CCH

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 the repairs required on the stairs at 9841 Arbor Oaks Ln.

Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/01/2026 **Status:** CCH

cc: Arbor Oaks Apartments Property Owner Llc

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: Chinnici, Michael **CEO:** Debbie N Plaud

7132 Skyline Dr, Delray Beach, FL 33446-2214

Situs Address: 7132 Skyline Dr, Delray Beach, FL **Case No:** C-2026-05280024
PCN: 00-42-46-15-01-001-0100 **Zoned:** AR

Violations:

1 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/16/2026 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, B-1999-014996-0000 Hangar - Private has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/16/2026 **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, B-1999-014996-0000 Hangar - Private requires a certificate of compliance.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 06/16/2026 **Status:** CCH

4 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/16/2026 **Status:** CCH

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: JACOB KINDLER and SENA KINDLER, as Trustees of th **CEO:** Debbie N Plaud
JACOB AND SENA KINDLER REVOCABLE TRUST dat
April 20, 1995
8669 Via Reale, Boca Raton, FL 33496-1926

Situs Address: 8669 Via Reale, Boca Raton, FL **Case No:** C-2026-05150013
PCN: 00-42-47-05-15-000-0460 **Zoned:** RM

Violations:

1 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 08/31/2026 **Status:** CCH

2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 08/31/2026 **Status:** CCH

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active
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.: 064 **Complexity Level: -** **Status:** Active
Respondent: CH76 Investment LLC **CEO:** Teresa G Rouse
3797 S Military Trl, Lake Worth, FL 33463-8738
Situs Address: 4631 Poinsettia Ln, Unit 2, Lake Worth, FL **Case No:** C-2026-03310005
PCN: 00-42-44-25-00-000-6680 **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 retaining wall has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/08/2026 **Status:** CCH

cc: Ch76 Investment Llc

Agenda No.: 065 **Complexity Level: -** **Status:** Active
Respondent: Evelyn V. Clavijo, also known as Evelyn Viviana Clavijo Buitrago **CEO:** Teresa G Rouse
6048 Forest Hill Blvd, Apt 105, West Palm Beach, FL 33415-6207
Situs Address: 6048 Forest Hill Blvd, 105, West Palm Beach, FL **Case No:** C-2026-05280001
PCN: 00-42-44-10-03-004-1050 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the screened in patio has been enclosed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/28/2026 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, construction materials, hurricane shutters and similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/28/2026 **Status:** CCH

Agenda No.: 066 **Complexity Level: -** **Status:** Active
Respondent: Freniere Holdings, LLC **CEO:** Teresa G Rouse
5378 Oakmont Village Cir, Lake Worth, FL 33463-8202
Situs Address: 6094 Forest Hill Blvd, 108, West Palm Beach, FL **Case No:** C-2026-05040014
PCN: 00-42-44-10-03-011-1080 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the screen enclosure was removed from the property without first obtaining a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/19/2026 **Status:** CCH

cc: Freniere Holdings, Llc

Agenda No.: 067 **Complexity Level:** 2 **Status:** Active
Respondent: Palm Coast Plaza LLC **CEO:** Teresa G Rouse
1601 Forum Pl, Ste 1101, West Palm Beach, FL 33401
Situs Address: 3040 S Military Trl, Lake Worth, FL **Case No:** C-2026-05150012
PCN: 00-42-44-24-01-000-0021 **Zoned:** CG

Violations:

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

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

More specifically, a mobile food vendor is operating form the site without a Temporary Use Permit issued by the Zoning Division.
Code: Unified Land Development Code - 1.A.2
Issued: 07/09/2026 **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.

More specifically, the mobile food vendor has outdoor seating that requires review and approval by the Zoning Division.
Code: Unified Land Development Code - 1.A.2
Issued: 07/09/2026 **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, a face change has been made to the freestanding point-of-purchase sign without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/09/2026 **Status:** SIT

4 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R-2023-0116 and Petition # 1986-00004.

More specifically, Bendito's Lounge is in violation of Resolution No. R-2023-0116 and Control No. 1986-00004:

1. Total gross floor area shall be limited to a maximum of 3000 square feet.
2. Outdoor speaker systems shall not be permitted on the property.
3. Access points along Diamond Road shall be closed between the hours of 11 p.m. and 6 a.m., with access to and from the site allowed only from South Military Trail.
4. Parking shall be prohibited along Diamond Road, unless approved for parallel parking by the Land Development Division.
5. The Applicant shall hire/contract with an off-duty Palm Beach Sheriff Deputy for security during the hours of operation of the Cocktail Lounge.

Code: Unified Land Development Code - 2.A.11
Issued: 07/09/2026 **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, a mural and lettering have been installed on the building without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/09/2026 **Status:** SIT

6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a sign face was installed for Bendito's Lounge without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/09/2026 **Status:** SIT

7 **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, the businesses operating at this location do not have current Business Tax Receipts.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 07/09/2026 **Status:** SIT

cc: Palm Coast Plaza Llc
Palm Coast Plaza Llc

Agenda No.: 068 **Complexity Level: -** **Status:** Postponed
Respondent: Quail Hollow Condominium Association, Inc. **CEO:** Teresa G Rouse
4855 W Hillsboro Blvd, B1, Coconut Creek, FL 33073
Situs Address: 2140 Sherwood Forest Blvd, West Palm Beach, FL **Case No:** C-2026-01270003
PCN: **Zoned:** RH

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 wooden structure located at the rear of Building 2140 is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/30/2026 **Status:** CCH

cc: Quail Hollow Condominium Association, Inc.
Quail Hollow Condominium Association, Inc.

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

Agenda No.: 069 **Complexity Level: -** **Status:** Active
Respondent: Forsythe, Brian C **CEO:** Omar J Sheppard
18307 92nd Ln N, Loxahatchee, FL 33470-5142
Situs Address: 18307 92nd Ln N, Loxahatchee, FL **Case No:** C-2026-06120019
PCN: 00-40-42-15-00-000-5730 **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: 06/17/2026 **Status:** CCH

2 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 06/17/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/17/2026 **Status:** CCH

Agenda No.: 070 **Complexity Level: -** **Status:** Active
Respondent: Jova, Dayron Sarduy; Jimenez, Yenli **CEO:** Omar J Sheppard
17296 W Sycamore Dr, Loxahatchee, FL 33470-3637
Situs Address: 17296 W Sycamore Dr, Loxahatchee, FL **Case No:** C-2026-07060013
PCN: 00-40-43-14-00-000-1070 **Zoned:** AR

Violations:

1 **Details:** 1. A maximum of two Commercial Vehicles up to a maximum of 16,000 pounds GVWR and two trailers up to a maximum of 10,000 pounds GVWR shall be allowed in the AR/RSA Zoning District.
2. A maximum of one Commercial Vehicle up to a maximum of 12,500 pounds GVWR and one trailer up to a maximum 10,000 pounds GVWR shall be allowed on all residential properties except AR/RSA.
Code: Unified Land Development Code - 4.B.1.E.11.k
Issued: 07/31/2026 **Status:** CCH

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/31/2026 **Status:** CCH

Agenda No.: 071 **Complexity Level: -** **Status:** Active
Respondent: Payton, Timothy **CEO:** Omar J Sheppard
17415 Orange Grove Blvd, Loxahatchee, FL 33470-3596
Situs Address: 17415 Orange Grove Blvd, Loxahatchee, FL **Case No:** C-2026-06220009
PCN: 00-40-43-11-00-000-2050 **Zoned:** AR

Violations:

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

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

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

This property has approval for a Single-Family Dwelling within the AR Zoning District. On a recent inspection, it was observed that construction equipment and vehicles are being parked and stored on the property.

Code: Unified Land Development Code - 1.A.2
Issued: 07/07/2026 **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, Shipping Containers has been erected or installed without a valid building permit.

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

Agenda No.: 072 **Complexity Level: -** **Status:** Active
Respondent: THIEBAUD CORPORATION **CEO:** Omar J Sheppard
1230 N F St, Lake Worth., FL 33460 United States
Situs Address: 641 NW 17th St, Belle Glade, FL **Case No:** C-2026-04130001
PCN: 00-36-43-36-01-001-0031 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 04/21/2026 **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: 04/21/2026 **Status:** CCH

3 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 04/21/2026 **Status:** CCH

4 **Details:** All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (b)
Issued: 04/21/2026 **Status:** CCH

cc: Thiebaud Corporation
Thiebaud Corporation

Agenda No.: 073 **Complexity Level: -** **Status:** Active
Respondent: Landero, Ricardo; Landero, Maria; Landero, Ricardo Jr **CEO:** Christina G Stodd
16436 73rd Ct N, Loxahatchee, FL 33470-3014
Situs Address: 16436 73rd Ct N, Loxahatchee, FL **Case No:** C-2026-07220013
PCN: 00-40-42-25-00-000-5380 **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.

I observed the storage of pallets, equipment, and construction materials on the property, concentrated primarily on the west side. Additionally, there were multiple prohibited commercial vehicles on-site, appearing to be flatbed trucks with cranes loaded with pallets. This property is zoned Agricultural-Residential (AR) with a single-family dwelling, and these commercial operations are a violation of current zoning regulations.

Code: Unified Land Development Code - 1.A.2
Issued: 07/22/2026 **Status:** CCH

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

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 07/22/2026 **Status:** CCH

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/22/2026 **Status:** CCH

cc: Junior Tile Delivery Inc

Agenda No.: 074 **Complexity Level: -** **Status:** Active
Respondent: Ramirez Parra, Liliana A **CEO:** Christina G Stodd
19539 Broad Shore Walk, Loxahatchee, FL 33470-2167
Situs Address: 16433 E Glasgow Dr, Loxahatchee, FL **Case No:** C-2026-07230021
PCN: 00-40-43-24-00-000-7920 **Zoned:** AR

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. Please mow and trim the grass and weeds on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/24/2026 **Status:** CCH

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/24/2026 **Status:** CCH

3 **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: 07/24/2026 **Status:** CCH

cc: Ramirez Parra, Liliana A

Agenda No.: 075 **Complexity Level: -** **Status:** Active
Respondent: Scheibner, Lasundra A **CEO:** Christina G Stodd
15097 77th Pl N, Loxahatchee, FL 33470-4465
Situs Address: 15097 77th Pl N, Loxahatchee, FL **Case No:** C-2026-04010020
PCN: 00-41-42-30-00-000-1710 **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-2024-021757-0000 for window and door replacement, has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 04/08/2026 **Status:** CCH

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, B-2024-021757-0000 for window and door replacement has become inactive and needs to be reactivated and needs to obtain a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 04/08/2026 **Status:** CCH

4 **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. More specifically, please mow and trim the grass on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 04/08/2026 **Status:** CCH

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: SOMERSTEIN, DAVID J **CEO:** Marcus J Williams
473 Oxford Rd, Cedarhurst, NY 11516-1137
Situs Address: 10733 Ranchipur St, Boynton Beach, FL **Case No:** C-2026-08130021
PCN: 00-42-45-27-02-004-0060 **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 garage has been convereted without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/14/2026 **Status:** CCH

Agenda No.: 077 **Complexity Level:** 1 **Status:** Active
Respondent: Freijo, George Sr **CEO:** Charles Zahn
15668 62nd Pl N, Loxahatchee, FL 33470-3472
Situs Address: 880 Peeples Dr, West Palm Beach, FL **Case No:** C-2026-06240026
PCN: 00-42-44-01-00-000-7014 **Zoned:** RM

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties. Specifically, vehicles parked on a vacant parcel owned by the county.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 06/29/2026 **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, wood fence has been erected or installed without a valid building permit.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, no certificate of completion on file for the wood fence.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 06/29/2026 **Status:** CCH

Agenda No.: 078 **Complexity Level:** - **Status:** Active
Respondent: Morissaint, Serge; Morissaint, Marie **CEO:** Charles Zahn
7424 Seabreeze Dr, Lake Worth, FL 33467-6452
Situs Address: 7424 Seabreeze Dr, Lake Worth, FL **Case No:** C-2026-06050013
PCN: 00-42-43-27-05-032-3120 **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, chicken cage/roofed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/01/2026 **Status:** CCH

2 **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: 07/01/2026 **Status:** CCH

Agenda No.: 079 **Complexity Level:** 3 **Status:** Active
Respondent: Sabal Lake of Boca West Condominium Association, Inc.
2385 NW Executive Center Dr, Ste 100, Boca Raton, FL 33431 **CEO:** Larry W Caraccio
Situs Address: Sabal Lake Dr, Bldg 1, FL **Case No:** C-2026-10090010
PCN: **Zoned:**

Violations:

1 **Details:**
Code:
Issued: 10/09/2026 **Status:** CCH

Agenda No.: 080 **Complexity Level:** 1 **Status:** Active
Respondent: AG MILITARY LLC
8148 Woodslanding Trl, Royal Palm Beach, FL 33411-5408 **CEO:** Kareem B Graham
Situs Address: 404 S Military Trl, West Palm Beach, FL **Case No:** C-2026-05050018
PCN: 00-42-44-01-00-000-1130 **Zoned:** UI

Violations:

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

cc: Ag Military Llc

Agenda No.: 081 **Complexity Level:** 2 **Status:** Active
Respondent: Hanna, Malka
3729 Bahama Rd, Palm Beach Gardens, FL 33410-2370 **CEO:** Paul Kelso
Situs Address: 3729 Bahama Rd, Palm Beach Gardens, FL **Case No:** C-2026-06080004
PCN: 00-43-41-31-01-007-0020 **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. Particularly the hedges in the rear of your property along the fence line(s)
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 07/16/2026 **Status:** CCH

Agenda No.: 082 **Complexity Level:** - **Status:** Active
Respondent: DEBORAH ANN FUSCO as Trustee of THE DEBORAH ANN FUSCO REVOCABLE LIVING TRUST DATED Jun 13th 2024
17478 Thrush Dr, Jupiter, FL 33458-8934 **CEO:** Paul Kelso
Situs Address: 17476 Thrush Dr, Jupiter, FL **Case No:** C-2026-02100008
PCN: 00-42-41-03-09-000-0510 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/12/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 02/12/2026 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/12/2026 **Status:** CCH

4 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/12/2026 **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, fencing in front of the property that has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/12/2026 **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 shed that has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/12/2026 **Status:** CCH

7 **Details:** The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (c) (1)
Issued: 02/12/2026 **Status:** CCH

8 **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: 02/12/2026 **Status:** CCH

Agenda No.: 083 **Complexity Level:** 1 **Status:** Active
Respondent: FREDERICK O. CAMPBELL REVOCABLE LIVING TRU **CEO:** Kareem B Graham
dated 9/15/24;
5042 Owls Ct, Lake Worth, FL 33463-8039
Situs Address: 5042 Owls Ct, Lake Worth, FL **Case No:** C-2026-06100018
PCN: 00-42-45-11-03-000-0990 **Zoned:** RS

Violations:

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

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

Agenda No.: 084 **Complexity Level: -** **Status:** Active
Respondent: Devia, John **CEO:** Timothy M Madu
14041 80th Ln N, Loxahatchee, FL 33470-4320
Situs Address: 14041 80th Ln N, Loxahatchee, FL **Case No:** C-2026-08280003
PCN: 00-41-42-20-00-000-5970 **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.

More specifically, the grass is overgrown.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/03/2026 **Status:** CCH

2 **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.

More specifically, cut the hedge that is growing into the pedestrian sidewalk and swale area.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 09/03/2026 **Status:** CCH

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

More specifically, the hedge height exceeds six feet in the front setback and 10 feet in the side setback.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 09/03/2026 **Status:** CCH

Agenda No.: 085 **Complexity Level:** 1 **Status:** Active
Respondent: JMJ WESTGATE LLC **CEO:** Brian Burdett
620 S Le Jeune Rd, CoralGables, FL 33134
Situs Address: 2934 Westgate Ave, West Palm Beach, FL **Case No:** C-2026-06080014
PCN: 00-43-43-30-03-031-0220 **Zoned:** CG

Violations:

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

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

More specifically, Food trucks and car washing businesses operating without a Temporary Use permit.
Code: Unified Land Development Code - 1.A.2
Issued: 06/16/2026 **Status:** SIT

2 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.

More specifically, illegal signage of banner and feather flags.
Code: Unified Land Development Code - 8.C.1
Issued: 06/16/2026 **Status:** SIT

Agenda No.: 086 **Complexity Level: -** **Status:** Active
Respondent: Ramnauth, Davanand; Ramnauth, Camiella **CEO:** Brian Burdett
2227 Belvedere Rd, West Palm Beach, FL 33406-1515
Situs Address: 2227 Belvedere Rd, West Palm Beach, FL **Case No:** C-2026-06120025
PCN: 00-43-43-29-04-000-0130 **Zoned:** CG

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

Violations:

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

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

More specifically, food and carwash business operating on property without a temporary use permit.

Code: Unified Land Development Code - 1.A.2
Issued: 06/16/2026 **Status:** CCH

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 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, openly stored trash and debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/16/2026 **Status:** CCH

4 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, banners, feather flags and A-frame signs illegal posted on property.
Code: Unified Land Development Code - 8.C.1
Issued: 06/16/2026 **Status:** CCH

5 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 06/16/2026 **Status:** CCH

Agenda No.: 087 **Complexity Level: -** **Status:** Active
Respondent: 516 TWELVE OAKS LLC **CEO:** Paul Kelso
155 Office Plaza Dr, 1st Floor, Tallahassee, FL 32301
Situs Address: 3664 Holiday Rd, Palm Beach Gardens, FL **Case No:** C-2026-08060016
PCN: 00-43-41-31-04-031-0170 **Zoned:** RM

Violations:

3 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. In particular, the hole made on the exterior wall on the back side of this residential structure.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 08/13/2026 **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 pipe that was installed through the exterior wall on the back side of this structure without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/13/2026 **Status:** CCH

Agenda No.: 088 **Complexity Level:** 1 **Status:** Active
Respondent: Joubert, Marie P; Normil, Marie J **CEO:** Kareem B Graham
7425 Palmdale Dr, Boynton Beach, FL 33436-9425
Situs Address: 7425 Palmdale Dr, Boynton Beach, FL **Case No:** C-2026-07240014
PCN: 00-42-45-12-15-000-2210 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/24/2026 **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, the vinyl fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/24/2026 **Status:** CCH

Agenda No.: 089 **Complexity Level:** 1 **Status:** Active
Respondent: QUINTANA, CARLOS A; VELEZ, MANUELA P **CEO:** Kareem B Graham
3789 Chickasha Rd, Lake Worth, FL 33462-2203
Situs Address: 3789 Chickasha Rd, Lake Worth, FL **Case No:** C-2026-07280011
PCN: 00-43-45-06-04-022-0340 **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, rear porch has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/10/2026 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6'H Wood Fence w/ Gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/10/2026 **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 paver driveway w/ turnout has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/10/2026 **Status:** CCH

Agenda No.: 090 **Complexity Level:** - **Status:** Active
Respondent: GROTHE, LEAH **CEO:** Richard F Cataldo
5140 2nd Rd, Lake Worth, FL 33467-5616
Situs Address: 4519 Bonanza Dr, Lake Worth, FL **Case No:** C-2026-06100016
PCN: 00-42-44-30-01-024-0060 **Zoned:** AR

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles, and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a trailer parked in the front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/10/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles, and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height. Trailer not parked in the side or rear yard and screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/10/2026 **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 shed 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

cc: Grothe, Leah

Agenda No.: 091 **Complexity Level: -** **Status:** Active
Respondent: Crowley, Joshua C **CEO:** Jamie G Illicete
404 Philadelphia Dr, Jupiter, FL 33458-4248
Situs Address: 404 Philadelphia Dr, Jupiter, FL **Case No:** C-2026-06050010
PCN: 00-42-41-01-05-012-0030 **Zoned:** RM

Violations:

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood fence 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.: 092 **Complexity Level: -** **Status:** Active
Respondent: KOTZ, BRIAN; KOSTREWA, EUGENE; KOSTREWA, MELISSA **CEO:** Jamie G Illicete
1880 Juno Isles Blvd, North Palm Beach, FL 33408-2421
Situs Address: 1880 Juno Isles Blvd, North Palm Beach, FL **Case No:** C-2026-06150004
PCN: 00-43-41-33-03-006-0300 **Zoned:** RS

Violations:

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

>>>MORE SPECIFICALLY, A WHITE 6' FENCE 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.: 093 **Complexity Level: -** **Status:** Active
Respondent: Duke Realty Land LLC Prologis LP C/O Prologis LP C/O 1201 Hays St, Tallahassee, FL 32301-2525 United States **CEO:** Brian Burdett
Situs Address: 8210 8th Rd N, West Palm Beach, FL **Case No:** C-2026-09020013
PCN: 00-42-43-27-05-007-0112 **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. More specifically, Operating a semi-tractor/ commercial vehicle trailer storage business without a Development Order.
Code: Unified Land Development Code - 1.A.2
Issued: 09/23/2026 **Status:** CCH

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

Issued: 09/23/2026 **Status:** CCH

cc: Duke Realty Land Llc Prologis Lp C/O Prologis Lp C/O

Agenda No.: 094 **Complexity Level: -** **Status:** Active
Respondent: Duke Realty Land LLC Prologis LP C/O **CEO:** Brian Burdett
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 759 N Benoist Farms Rd, West Palm Beach, FL **Case No:** C-2026-09020015
PCN: 00-42-43-27-05-007-0122 **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. More specifically, Operating without a development Order.

Code: Unified Land Development Code - 1.A.2
Issued: 09/23/2026 **Status:** CCH

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/23/2026 **Status:** CCH

cc: Duke Realty Land Llc Prologis Lp C/O Prologis Lp C/O

Agenda No.: 095 **Complexity Level: -** **Status:** Active
Respondent: Duke Realty Land LLC Prologis LP C/O Prologis LP C/O **CEO:** Brian Burdett
1201 Hays St, Talllahassee, FL 32301-2525 United States
Situs Address: 780 Stinson Way, West Palm Beach, FL **Case No:** C-2026-09020014
PCN: 00-42-43-27-05-007-0111 **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. More specifically, operating a commercial vehicle storage yard without a Development Order.

Code: Unified Land Development Code - 1.A.2
Issued: 09/23/2026 **Status:** CCH

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/23/2026 **Status:** CCH

cc: Duke Realty Land Llc Prologis Lp C/O Prologis Lp C/O

Agenda No.: 096 **Complexity Level:** 3 **Status:** Active
Respondent: Duke Realty Land LLC Prologis LP C/O Prologis LP C/O **CEO:** Brian Burdett
1201 Hays St, Tallahassee, FL 32301-2525 United States
Situs Address: 849 N Benoist Farms Rd, West Palm Beach, FL **Case No:** C-2026-09020016
PCN: 00-42-43-27-05-007-0121 **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. More specifically, operating a commercial vehicle storage yard without a Development Order.

Code: Unified Land Development Code - 1.A.2
Issued: 09/23/2026 **Status:** CCH

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/23/2026 **Status:** CCH

cc: Duke Realty Land Llc Prologis Lp C/O Prologis Lp C/O

Agenda No.: 097 **Complexity Level: -** **Status:** Active
Respondent: Borges, Evelio C; Borges, Barbara I
15673 Southern Blvd, Unit 107222, Loxahatchee, FL 33470-9219
CEO: Timothy M Madu
Situs Address: 14644 83rd Ln N, Loxahatchee, FL **Case No:** C-2026-08170005
PCN: 00-41-42-20-00-000-7450 **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.

More specifically, the overgrown vegetation on the property needs to get cut.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/03/2026 **Status:** CCH

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.

More specifically, remove the vines/weeds/vegetation that is growing on the fence.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 09/03/2026 **Status:** CCH

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

More specifically, the open storage of inoperable vehicles on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/03/2026 **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 are allowed on the property.

Code: Unified Land Development Code - 6.D.1.A.3
Issued: 09/03/2026 **Status:** CCH

Agenda No.: 098 **Complexity Level:** 1 **Status:** Active
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).
CEO: Maggie Bernal

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

3966 Ocala Rd, Lake Worth, FL 33462-2235

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.: 099 **Complexity Level:** 1 **Status:** Active

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

Agenda No.: 100 **Complexity Level:** 1 **Status:** Active
Respondent: Selnick, Danny; Weinfeld, Bruce **CEO:** Christina G Stodd
17978 83rd Pl N, Loxahatchee, FL 33470-2615
Situs Address: 17978 83rd Pl N, Loxahatchee, FL **Case No:** C-2026-07280026
PCN: 00-40-42-23-00-000-7370 **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.

WELLNESS AT THE FARM, LLC has a website advertising Mental Health Supportive Living in Loxahatchee Fl at the address of 17978 83rd Pl N Loxahatchee FL 33470. There are no zoning approvals for a Congregate Living Facility and this is zoned as Agricultural Residential with a Single Family Dwelling on the property.

Code: Unified Land Development Code - 1.A.2
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, roofed shelter structures to the east side of the back yard 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

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

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 08/04/2026 **Status:** CCH

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

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

"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. "