



CODE COMPLIANCE SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA MARCH 18, 2026 9:00 AM

Special Magistrate: Richard Gendler

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| Agenda No.: 001 | Complexity Level: 1 | Status: Active |
| Respondent: ZMBT Holdings LLC 8911 S Hollybrook Blvd, Unit 108 61, PembrokePines, FL 33025 United States | | CEO: Brian Burdett |
| Situs Address: 16160 Temple Blvd, Loxahatchee, FL | | Case No: C-2023-01090011 |
| PCN: 00-40-42-25-00-000-1040 | | Zoned: AR |
| Violations: | | |
| 2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Accessory Structure has been erected or installed without a valid building permit. | | |
| Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| Issued: 02/07/2023 | | Status: MCCH |
| 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, several Pole Structures has been erected or installed without a valid building permit. | | |
| Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| Issued: 02/07/2023 | | Status: CLS |

cc: Zmbt Holdings Llc

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| Agenda No.: 002 | Complexity Level: - | Status: Active |
| Respondent: Barrera, Jose A 9647 SW 13th Pl, Boca Raton, FL 33428-6036 | | CEO: Richard F Cataldo |
| Situs Address: 9647 SW 13th Pl, Boca Raton, FL 33428 | | Case No: C-2022-04110042 |
| PCN: 00-42-47-30-02-010-0032 | | 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, the garage to the residence has been enclosed without a valid building permit. | | |
| Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| Issued: 05/03/2022 | | Status: MCCH |
| 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 six foot white metal privacy fence has been erected or installed without a valid building permit. | | |
| Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| Issued: 05/03/2022 | | Status: MCCH |
| 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. Specifically, permit #B-2020-040859-0000 (roof) has become inactive or expired. | | |
| Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 | | |

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Issued: 05/03/2022

Status: MCCH

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| Agenda No.: 003 | Complexity Level: 1 | Status: Active |
| Respondent: Dos Santos, Jose M; Dos Santos, Aparecida C 8931 SW 6th St, Boca Raton, FL 33433-4637 | | CEO: Richard F Cataldo |
| Situs Address: 8931 SW 6th St, Boca Raton, FL | | Case No: C-2023-02020032 |
| PCN: 00-42-47-29-03-031-0170 | | Zoned: RM |
| Violations: | <p>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. Specifically, a large air conditioner unit has been erected or installed at the residence without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> | |
| | <p>Issued: 02/13/2023</p> <p>Status: MCCH</p> | |

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| Agenda No.: 004 | Complexity Level: 1 | Status: Active |
| Respondent: Machado, Jose A; Machado, Mildred A 22321 Doran Ave, Boca Raton, FL 33428-3994 | | CEO: Richard F Cataldo |
| Situs Address: 22321 Doran Ave, Boca Raton, FL | | Case No: C-2023-12270018 |
| PCN: 00-41-47-26-03-030-0040 | | Zoned: RS |
| Violations: | <p>1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been widened without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> | |
| | <p>Issued: 01/02/2024</p> <p>Status: MCCH</p> | |
| | <p>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, concrete pavers have been installed in the right-of-way without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> | |
| | <p>Issued: 01/02/2024</p> <p>Status: CLS</p> | |
| | <p>4 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an attached roofed canopy structure on the right side of the residence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> | |
| | <p>Issued: 01/02/2024</p> <p>Status: MCCH</p> | |
| | <p>7 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:</p> <ul style="list-style-type: none">a. The barrier must be at least four (4) feet high on the outside.b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. <p>More specifically, a permit is on file for a screen enclosure as the pool barrier, however, the screen enclosure has been removed.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p> | |
| | <p>Issued: 01/02/2024</p> <p>Status: MCCH</p> | |

CODE COMPLIANCE
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| Agenda No.: 005 | Complexity Level: 1 | Status: Active |
| Respondent: ALLEN, Judith King 16300 131st Way N, Jupiter, FL 33478-6535 | | CEO: Elizabeth A Gonzalez |
| Situs Address: 16300 131st Way N, Jupiter, FL | Case No: C-2024-01090010 | |
| PCN: 00-41-41-09-00-000-6030 | | Zoned: AR |
| Violations: | | |
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the covered patio addition appearing on your property has been erected or installed without a valid building permit issued from the County Building Department. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 01/19/2024 | Status: MCCH |
| 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, any and all doors and windows to the residence adjoining in access to the unpermitted covered patio addition have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 01/19/2024 | Status: MCCH |
| 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 complete electrical conduits powering the ceiling fans within the unpermitted covered patio addition have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 01/19/2024 | Status: MCCH |

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| Agenda No.: 006 | Complexity Level: 1 | Status: Active |
| Respondent: LI, John; LI, Celeste 1 Ocean Dr, Jupiter, FL 33469-3512 | | CEO: Elizabeth A Gonzalez |
| Situs Address: 11403 169th Ct N, Jupiter, FL | Case No: C-2024-01120023 | |
| PCN: 00-41-41-11-00-000-1149 | | Zoned: AR |
| Violations: | | |
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence and gates have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 01/18/2024 | Status: MCCH |

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| Agenda No.: 007 | Complexity Level: - | Status: Active |
| Respondent: COMBS, Alvin L; EMERY, Kathy E 1222 NE 91 St, Miami, FL 33138-3453 | | CEO: Ronald Ramos |
| Situs Address: 14766 Boxwood Dr, Palm Beach Gardens, FL 33418 | Case No: C-2021-08200033 | |
| PCN: 00-41-41-20-01-004-0040 | | Zoned: AR |
| Violations: | | |
| 1 | Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, the vehicle observed meeting these specifications is prohibited to be parked on your property. Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 08/24/2021 | Status: SMO |

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| 2 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence and gate appearing on your property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/24/2021 Status: MCCH |
| 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 accessory structure appearing to be a detached garage on your property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/24/2021 Status: MCCH |

Agenda No.: 008

Complexity Level: 1

Status: Active

Respondent: HORTON, GENE T Jr; LEWIS, MILDRED M
9248 Highland Pines Dr, Palm Beach Gardens, FL 33418-57

CEO: Nedssa Miranda

Situs Address: 9246 E Highland Pines Dr, Palm Beach Gardens, FL

Case No: C-2023-04100033

PCN: 00-42-42-13-10-000-0170

Zoned: RM

Violations:

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| 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 (chain-link and wood) has been erected or installed without a valid building permit. |
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Obtain required building permits for the fence (chain-link and wood) or remove the fence (chain-link and wood).

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

Issued: 04/11/2023

Status: MCCH

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| 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, shed/structure has been erected or installed without a valid building permit. |
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Obtain required building permits for the shed/structure or remove the shed/structure.

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

Issued: 04/11/2023

Status: MCCH

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| 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. |
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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. More specifically, open storage including but not limited to yard debris, plastic, and bulk trash.

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

Issued: 04/11/2023

Status: CLS

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| 4 | <p>Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 04/11/2023 Status: CLS</p> |
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cc: Horton, Gene

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| Agenda No.: 009 Complexity Level: 1 Status: Active Respondent: Halladay, David; Halladay, Debra 15824 91st Ter N, Jupiter, FL 33478-6925 Situs Address: 15824 91st Ter N, Jupiter, FL 33478 Case No: C-2021-09030028 PCN: 00-42-41-18-00-000-1770 Zoned: AR | <p>Violations:</p> <p>2 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-1997-035240-0000 (Addition - Residential) has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 09/23/2021 Status: MCCH</p> <p>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 structure/building located on the N.E. corner of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/23/2021 Status: MCCH</p> |
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| Agenda No.: 010 Complexity Level: 1 Status: Active Respondent: KOINCO INC 2393 S Congress Ave, Ste 200, West Palm Beach, FL 33406-7628 Situs Address: 4519 S Haverhill Rd, Lake Worth, FL Case No: C-2024-05220013 PCN: 00-42-44-26-00-000-5060 Zoned: RM | <p>Violations:</p> <p>1 Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <ol style="list-style-type: none"> 1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines. <p>Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 05/29/2024 Status: MCCH</p> <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 05/29/2024 Status: MCCH</p> <p>3 Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2) Issued: 05/29/2024 Status: MCCH</p> |
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| 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 wood fence has been erected or installed without a valid building permit. | Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | Status: MCCH |
| 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 alterations to the carport have been erected or installed without a valid building permit. | Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | Status: MCCH |

cc: Koinco Inc

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| Agenda No.: 011 | Complexity Level: 1 | Status: Active |
| Respondent: Townhomes of Boca Delray Condominium Association, Inc | CEO: Nick N Navarro | |
| 1200 Park Centeral Blvd S, Pompano Beach, FL 33064 | | |
| Situs Address: 5395 10th Fairway Dr, Building 6, Delray Beach, FL 33484 | Case No: C-2022-10180012 | |
| PCN: 00-42-46-26-14-006- | | Zoned: RS |
| Violations: | | |
| 1 | Details: All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. 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. 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) Palm Beach County Property Maintenance Code - Section 14-33 (d) Palm Beach County Property Maintenance Code - Section 14-33 (f) |
| | >> More specifically, structural posts supporting the back patios of the 2nd story balconies and 1st floor patios for 5395 10th Fairway, Building 6, Units 1, 2, 3 & 4, Delray Beach, Florida are in disrepair and not being maintained. | Issued: 10/21/2022 |
| | | Status: MCCH |
| 2 | Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 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 (a) Palm Beach County Property Maintenance Code - Section 14-33 (f) |
| | >> More specifically, bottom section of the wall in front of unit #4 is in disrepair for 5395 10th Fairway, Building 6, Units 4, Delray Beach, Florida. | Issued: 10/21/2022 |
| | | Status: MCCH |

cc: Schwarzfled, Lauren T Esq
Townhomes Of Boca Delray Condominium Association, Inc.
Townhomes Of Boca Delray Condominium Association, Inc.
Townhomes Of Boca Delray Condominium Association, Inc.

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| Agenda No.: 012 | Complexity Level: 1 | Status: Active |
| Respondent: Durogene, Irma | CEO: Steve R Newell | |
| 1396 Longarzo Pl, West Palm Beach, FL 33415-4766 | | |
| Situs Address: 9157 W Highland Pines Blvd, Palm Beach Gardens, FL | Case No: C-2024-10220016 | |
| PCN: 00-42-42-13-07-000-0250 | | Zoned: RM |
| Violations: | | |
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a roofed porch has been erected or installed without a valid building permit. | Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 |
| | | Issued: 10/28/2024 |
| | | Status: MCCH |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 18, 2026 9:00 AM

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| Agenda No.: 013 | Complexity Level: - | Status: Active |
| Respondent: Delta Assets LLC 5534 Saint Joe Rd, Fort Wayne, IN 46835 | | CEO: Omar J Sheppard |
| Situs Address: 4830 Badger Ave, West Palm Beach, FL 33417 | Case No: C-2022-08250009 | |
| PCN: 00-42-43-24-02-004-0090 | | Zoned: RM |
| Violations: | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 09/01/2022 Status: MCCH</p> <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)</p> <p>Issued: 09/01/2022 Status: MCCH</p> <p>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, INTERIOR FENCING has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 09/01/2022 Status: MCCH</p> <p>4 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, MULTIPLE SHED STRUCTURES has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 09/01/2022 Status: MCCH</p> <p>5 Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p>Issued: 09/01/2022 Status: MCCH</p> | |

cc: Delta Assets Llc
Delta Assets Llc

| | | |
|---|--|-------------------------------|
| Agenda No.: 014 | Complexity Level: - | Status: Active |
| Respondent: Calas, Lorenzo M; Calas, Martha G 16356 E Calder Dr, Loxahatchee, FL 33470-4140 | | CEO: Christina G Stodd |
| Situs Address: 16356 E Calder Dr, Loxahatchee, FL | Case No: C-2024-07250007 | |
| PCN: 00-40-43-25-00-000-7090 | | Zoned: AR |
| Violations: | <p>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.</p> <p>More specifically, the fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 07/26/2024 Status: MCCH</p> <p>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.</p> <p>More specifically, pavers were installed in the driveway without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> | |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 18, 2026 9:00 AM

Issued: 07/26/2024

Status: MCCH

| | | |
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| Agenda No.: 015 | Complexity Level: - | Status: Active |
| Respondent: Kiwajko, Leon 131 Siesta Way, Palm Beach Gardens, FL 33418-1743 | | CEO: Christina G Stodd |
| Situs Address: 13528 54th St N, West Palm Beach, FL | Case No: C-2024-08280001 | |
| PCN: 00-41-43-04-00-000-7900 | 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 and gates has been erected or installed without a valid building permit. | | |
| Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | | |
| Issued: 08/29/2024 | | Status: MCCH |
| 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, cement columns by the front gates have been erected or installed without a valid building permit. | | |
| Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 | | |
| Issued: 08/29/2024 | | Status: MCCH |

cc: Martinez, George

| | | |
|---|---------------------------------|-------------------------------|
| Agenda No.: 016 | Complexity Level: - | Status: Active |
| Respondent: Jeanpierre, Shavon E 16931 78th Rd N, Loxahatchee, FL 33470 | | CEO: Christina G Stodd |
| Situs Address: 16931 78th Rd N, Loxahatchee, FL | Case No: C-2025-01220009 | |
| PCN: 00-40-42-25-00-000-3350 | Zoned: AR | |
| Violations: | | |
| 1 Details: The purpose and intent of these regulations is to mitigate potential adverse environmental impacts, pathogens, and other nuisances associated with the inappropriate use or disposal of livestock waste received from off-site sources. Adverse impacts include but are not limited to ground and surface water pollution due to excessive nutrient discharge, specifically nitrogen or phosphorus; odors or other nuisance from improperly stored, composted, or spread livestock waste. The storage or spreading of livestock waste that is received from off-site sources is prohibited unless in compliance with Art. 5.J.3.A. and Art. 5.J.3.B. Manure is allowed to be accepted from offsite sources to be used as an amendment to the soil. Composting of livestock waste is prohibited in the Glades Tier. | | |
| Code: Unified Land Development Code - 5.J.1; 5.J.3 | | |
| Issued: 01/29/2025 | | Status: MCCH |
| 2 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for the loads of fill brought into the property. | | |
| Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 | | |
| Issued: 01/29/2025 | | Status: MCCH |

CODE COMPLIANCE
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3 **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 flies at the property.

Code: Palm Beach County Property Maintenance Code - Section 14-36

Issued: 01/29/2025

Status: MCCH

Agenda No.: 017

Complexity Level: 1

Status: Active

Respondent: Gomez, Angel; Castellon, Luis

CEO: Maggie Bernal

2551 Sundown Ln, Lake Worth, FL 33462-2547

Situs Address: 2551 Sundown Ln, Lake Worth, FL

Case No: C-2025-01100001

PCN: 00-43-45-05-06-001-0310

Zoned: RS

Violations:

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

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

Issued: 01/10/2025

Status: MCCH

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.1.b

Issued: 01/10/2025

Status: MCCH

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

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

Issued: 01/10/2025

Status: MCCH

Agenda No.: 018

Complexity Level: 1

Status: Active

Respondent: Venegas, Mayra F

CEO: Brian Burdett

15590 Orange Blvd, Loxahatchee, FL 33470-3410

Situs Address: 15590 Orange Blvd, Loxahatchee, FL

Case No: C-2024-02130023

PCN: 00-41-42-31-00-000-3030

Zoned: AR

Violations:

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

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

Issued: 02/14/2024

Status: MCCH

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, gates and posts has been erected or installed without a valid building permit.

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

Issued: 02/14/2024

Status: MCCH

Agenda No.: 019

Complexity Level: 1

Status: Active

Respondent: PIERRILUS, JACQUES STEEVE

CEO: Nedssa Miranda

471 Tall Pines Rd, West Palm Beach, FL 33415-1709

Situs Address: 471 Tall Pines Rd, West Palm Beach, FL

Case No: C-2024-10160027

PCN: 00-42-43-35-02-003-0100

Zoned: RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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| Violations: | 1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ROOFING/STRUCTURE has been erected or installed without a valid building permit. | |
|-------------|--|----------------------------|
| | <p>Obtain required building permits for the ROOFING/STRUCTURE or remove the ROOFING/STRUCTURE.</p> | |
| | <p>Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> | |
| | <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> | |
| | <p>Issued: 10/22/2024</p> | <p>Status: CCH</p> |
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> | |
| | <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to wood planks, wheelbarrow, wood, metals, equipment's, materials, containers, and any items storage in public view.</p> | |
| | <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> | |
| | <p>Issued: 10/22/2024</p> | <p>Status: MCCH</p> |
| 3 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, #1 shed/structure has been erected or installed without a valid building permit.</p> | |
| | <p>Obtain required building permits for the #1 shed/structure or remove the #1 shed/structure.</p> | |
| | <p>Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> | |
| | <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> | |
| | <p>Issued: 10/22/2024</p> | <p>Status: MCCH</p> |
| 4 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, #2 shed/structure has been erected or installed without a valid building permit.</p> | |
| | <p>Obtain required building permits for the #2 shed/structure or remove the #2 shed/structure.</p> | |
| | <p>Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> | |
| | <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> | |
| | <p>Issued: 10/22/2024</p> | <p>Status: MCCH</p> |
| 5 | <p>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.</p> | |
| | <p>Remove boat from the front setback or other area between the structure and street. Park boat in the side or rear yard.</p> | |
| | <p>Code: Unified Land Development Code - 6.D.1.A.1.b</p> | |
| | <p>Issued: 10/22/2024</p> | <p>Status: CCH</p> |
| 6 | <p>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.</p> | |
| | <p>Park the boat in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> | |
| | <p>Code: Unified Land Development Code - 6.D.1.A.3.c</p> | |

CODE COMPLIANCE
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| | Issued: 10/22/2024 | Status: CCH |
| 7 | 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. Remove trailer from the front setback or other area between the structure and street. Park trailer in the side or rear yard. Code: Unified Land Development Code - 6.D.1.A.1.b | Status: CCH |
| 8 | Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height. Code: Unified Land Development Code - 6.D.1.A.3.c | Status: CCH |
| 9 | Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur. Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. Store garbage containers so that they are screened from view from streets or public right-of-way. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. | Status: CCH |
| 10 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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, 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 | Status: CCH |
| 11 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, gravel driveway has been erected or installed without a valid building permit. Obtain required building permits for the gravel driveway or remove the gravel driveway. Prior to submitting a permit, 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 | Status: CCH |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 18, 2026 9:00 AM

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

More specifically, site development and fill dirt

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

Issued: 10/22/2024

Status: CCH

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

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

Obtain a Permit for the Site Development and Fill.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1

Issued: 10/22/2024

Status: CCH

14 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: 10/22/2024

Status: MCCH

15 Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:

- 1) Hedges shall not exceed four feet in height when located within the required front setback.
- 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.

Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.

Code: Unified Land Development Code - 7.D.4.A.1.a

Issued: 10/22/2024

Status: CCH

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

Post the numerical address in accordance with Section 14-33 (c). POST THE HOUSE NUMBER TO BE VISIBLE AT ALL HOURS OF THE DAY

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

Issued: 10/22/2024

Status: CCH

Agenda No.: 020

Complexity Level: 2

Status: Active

Respondent: ALLIANCE SKEES ROAD LLC

1201 Hays St, Tallahassee, FL 32301-2525

CEO: Christina G Stodd

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 18, 2026 9:00 AM

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| Situs Address: 1486 Skees Rd, Unit D, West Palm Beach, FL 33411 PCN: 00-42-43-27-05-004-0101 | Case No: C-2022-02140002 Zoned: IL | | | | | | |
| <p>Violations:</p> <table><tr><td>7</td><td>Details: Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. Code: National Fire Protection Association 1 2018 - 1.12.6.3 Issued: 02/25/2022</td><td>Status: MCCH</td></tr><tr><td>11</td><td>Details: Protect Openings in Fire Barrier Every opening in a fire barrier shall be protected to limit the spread of fire from one side of the fire barrier to the other. Code: National Fire Protection Association 101 2018 - Chapter 8 8.3.3.1 Issued: 02/25/2022</td><td>Status: MCCH</td></tr></table> | | 7 | Details: Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. Code: National Fire Protection Association 1 2018 - 1.12.6.3 Issued: 02/25/2022 | Status: MCCH | 11 | Details: Protect Openings in Fire Barrier Every opening in a fire barrier shall be protected to limit the spread of fire from one side of the fire barrier to the other. Code: National Fire Protection Association 101 2018 - Chapter 8 8.3.3.1 Issued: 02/25/2022 | Status: MCCH |
| 7 | Details: Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. Code: National Fire Protection Association 1 2018 - 1.12.6.3 Issued: 02/25/2022 | Status: MCCH | | | | | |
| 11 | Details: Protect Openings in Fire Barrier Every opening in a fire barrier shall be protected to limit the spread of fire from one side of the fire barrier to the other. Code: National Fire Protection Association 101 2018 - Chapter 8 8.3.3.1 Issued: 02/25/2022 | Status: MCCH | | | | | |

cc: Alliance Skees Road Llc
Alliance Skees Road Llc

| | | | | |
|---|--|---------------------|--|---------------------|
| Agenda No.: 021 Respondent: ALLIANCE SKEES ROAD LLC 1201 HAYS St, Tallahassee, FL 32301-2525 | Complexity Level: 2 Status: Active CEO: Christina G Stodd | | | |
| Situs Address: 1468 Skees Rd, Unit A, West Palm Beach, FL 33411 PCN: 00-42-43-27-05-004-0101 | Case No: C-2022-04210014 Zoned: IL | | | |
| <p>Violations:</p> <table><tr><td>3</td><td>Details: Chapter Administration Permit Required Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. Code: National Fire Protection Association 1 2018 - 1.12.6.3 Issued: 05/26/2022</td><td>Status: MCCH</td></tr></table> | | 3 | Details: Chapter Administration Permit Required Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. Code: National Fire Protection Association 1 2018 - 1.12.6.3 Issued: 05/26/2022 | Status: MCCH |
| 3 | Details: Chapter Administration Permit Required Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. Code: National Fire Protection Association 1 2018 - 1.12.6.3 Issued: 05/26/2022 | Status: MCCH | | |

cc: Alliance Skees Road Llc
Alliance Skees Road Llc

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|---|--|---------------------|--|---------------------|----------|--|---------------------|
| Agenda No.: 022 Respondent: Willis, Mary E 4830 Badger Ave, West Palm Beach, FL 33417-2914 | Complexity Level: 1 Status: Active CEO: Jill L Lovett | | | | | | |
| Situs Address: 4830 Badger Ave, West Palm Beach, FL 33417 PCN: 00-42-43-24-02-004-0090 | Case No: C-2015-01080005 Zoned: RM | | | | | | |
| <p>Violations:</p> <table><tr><td>1</td><td>Details: Erecting/installing utility structures, room additions, swimming pool and fencing without first obtaining the required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 04/06/2015</td><td>Status: MCCH</td></tr><tr><td>2</td><td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/06/2015</td><td>Status: MCCH</td></tr></table> | | 1 | Details: Erecting/installing utility structures, room additions, swimming pool and fencing without first obtaining the required building permits is prohibited. Code: Palm Beach County Amendments to the Florida Building Code 2010 Edition - 105.1 Issued: 04/06/2015 | Status: MCCH | 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: 04/06/2015 | Status: MCCH |
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cc: Code Enforcement

| | | | | | | | |
|--|--|---------------------|---|---------------------|----------|--|--|
| Agenda No.: Respondent: Atlantic Real Estate Holdings LLC 3330 Fairchild Gardens Ave, 32516, Palm Beach Gardens, F 33420 | Complexity Level: - Status: Active CEO: Timothy M Madu | | | | | | |
| Situs Address: 5675 1st Rd, Lake Worth, FL 33467 PCN: 00-42-43-27-05-032-2840 | Case No: C-2021-01190031 Zoned: AR | | | | | | |
| <p>Violations:</p> <table><tr><td>1</td><td>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, all motorized vehicles parked on the grass. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 01/20/2021</td><td>Status: MCCH</td></tr><tr><td>2</td><td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the unlicensed and or inoperable vehicles, tires, and other similar items stored at the front of the property, Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td><td></td></tr></table> | | 1 | Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, all motorized vehicles parked on the grass. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 01/20/2021 | Status: MCCH | 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, the unlicensed and or inoperable vehicles, tires, and other similar items stored at the front of the property, Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) | |
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**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 18, 2026 9:00 AM**

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

>>>More specifically, a SHED (LARGE AND POSITIONED PERPENDICULAR TO THE LARGE MEMBRANE STRUCTURE) has been erected or installed without a valid building permit. Obtain required building permits for the SHED (LARGE AND POSITIONED PERPENDICULAR TO THE LARGE MEMBRANE STRUCTURE) or remove the SHED (LARGE AND POSITIONED PERPENDICULAR TO THE LARGE MEMBRANE STRUCTURE).

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

Issued: 04/24/2023

Status: MCCH

6 **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 TRAILERED-BOAT is (PARKED BETWEEN THE STREET AND STRUCTURE). Remove TRAILERED-BOAT (PARKED BETWEEN THE STREET AND STRUCTURE) from the front setback or other area between the structure and street. Park TRAILERED-BOAT (PARKED BETWEEN THE STREET AND STRUCTURE) in the side or rear yard.

Code: Unified Land Development Code - 6.D.1.A.1.b

Issued: 04/24/2023

Status: SMO

ADJOURNMENT:

"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. "