CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
DECEMBER 02, 2026 11:00 AM

Special Magistrate: Earl K Mallory

Agenda No.: **Complexity Level: -** **Status:** Active
Respondent: M&A CAPITAL INVESTMENT, INC **CEO:** Jen L Batchelor
6901 Okeechobee Blvd, West Palm Beach, FL 33411
Situs Address: 15090 Temple Blvd, Loxahatchee, FL **Case No:** C-2024-04170006
PCN: 00-41-42-19-00-000-6070 **Zoned:** AR

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 04/18/2024 **Status:** CLS

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-013829-0000, 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-2021-013829-0000, Single-Family Dwelling.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 04/18/2024 **Status:** MCCH

cc: M&A Capital Investment, Inc

Agenda No.: **Complexity Level: -** **Status:** Active
Respondent: SWAY 2014-1 BORROWER LLC **CEO:** Jen L Batchelor
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 15560 69th Dr N, Palm Beach Gardens, FL **Case No:** C-2026-03030048
PCN: 00-42-41-15-00-000-3470 **Zoned:** AR

Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, but not limited to, pool deck cracking and in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 03/09/2026 **Status:** MCCH

cc: Sway 2014-1 Borrower Llc

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: MURAT, DIEUGRAND; MURAT, EDVART **CEO:** Maggie Bernal
7451 Pinedale Dr, Boynton Beach, FL 33436-9427
Situs Address: 7451 Pinedale Dr, Boynton Beach, FL **Case No:** C-2025-08250012
PCN: 00-42-45-12-15-000-2090 **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, Paver Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/02/2025 **Status:** MCCH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
DECEMBER 02, 2026 11:00 AM

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: Pina, Walquis; Pina, Jose; Mexidor, Felicia **CEO:** Maggie Bernal
4137 Park Ln, West Palm Beach, FL 33406-8537
Situs Address: 4137 Park Ln, A, West Palm Beach, FL **Case No:** C-2023-03160006
PCN: 00-42-44-13-05-006-0360 **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: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 **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: Accessory used structure (pool house/carport) including but not limited to alterations, and/or additions of electrical, plumbing, mechanical without the proper permits is prohibited
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 **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: Paved driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 **Status:** MCCH

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: Side roofed structure attached main dwelling (southside) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 **Status:** MCCH

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: Salguero Pimienta, Vladimir Z; Martinez Huanca, Patricia J **CEO:** Maggie Bernal
4399 Janet Dr, Lot 369, Lake Worth, FL 33463
Situs Address: 4399 Janet Dr, Lot 369, Lake Worth, FL **Case No:** C-2024-03040018
PCN: **Zoned:**

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Shed (renovation/conversion/alteration) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/02/2024 **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/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: 05/02/2024 **Status:** MCCH

Agenda No.: **Complexity Level:** - **Status:** Active
Respondent: Campos, Adilson; Pereira, Jacqueline A **CEO:** Richard F Cataldo
22183 SW 65th Ter, Boca Raton, FL 33428-4309

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
DECEMBER 02, 2026 11:00 AM

Situs Address: 22183 SW 65th Ter, Boca Raton, FL 33428 **Case No:** C-2022-08020027
PCN: 00-42-47-30-08-016-0050 **Zoned:** RM

Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an above ground pool has been erected or installed in the backyard without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/01/2022 **Status:** MCCH

3 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:

a. The barrier must be at least four (4) feet high on the outside.

b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 09/01/2022 **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. Specifically, the screened in patio in the front of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/01/2022 **Status:** MCCH

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: Guevara, Ernesto III; Guevara, Tabatha P **CEO:** Jose Feliciano
3139 Riddle Rd, West Palm Beach, FL 33406-5088
Situs Address: 3139 Riddle Rd, West Palm Beach, FL **Case No:** C-2025-02140023
PCN: 00-43-44-07-00-000-1010 **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. More specifically; multiple unlicensed vehicles parked at property.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/19/2025 **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; inoperative vehicles parked at property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/19/2025 **Status:** MCCH

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; trash, debris and auto parts openly stored at property exterior.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/19/2025 **Status:** CLS

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

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

Observation: Residential Single-Family residence is being used for the repairs, storage and or salvage of motor vehicles. CCO FILLS IN: Cease using this residential property for auto repairs, storage and/or salvage of motor vehicles.

Code: Unified Land Development Code - 1.A.2
Issued: 02/19/2025 **Status:** CLS

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: Jervis, Norma A **CEO:** Ray F Leighton
625 Elm Rd, West Palm Beach, FL 33409-6181
Situs Address: 625 Elm Rd, West Palm Beach, FL 33409 **Case No:** C-2022-12120040
PCN: 00-42-43-25-09-026-0170 **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 concrete parking pad on the east side has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/19/2022 **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, wood and chain link fencing has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/19/2022 **Status:** MCCH

cc: Code Enforcement

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: Flores, Astrid **CEO:** Timothy M Madu
5266 Harwood Ln, Lake Worth, FL 33467-1830
Situs Address: 5266 Harwood Ln, Lake Worth, FL 33467 **Case No:** C-2021-06140023
PCN: 00-42-44-33-05-000-4800 **Zoned:** RM

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 #E-2020-000745-0000 (Solar-Photovoltaic System) has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 10/20/2021 **Status:** MCCH

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-2020-041109-0000 Window & Door Replacement has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 10/20/2021 **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, garage screen has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/20/2021 **Status:** MCCH

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: SRP SUB LLC **CEO:** Timothy M Madu
1201 Hays St, Tallahassee, FL 32301
Situs Address: 13355 43rd Rd N, West Palm Beach, FL **Case No:** C-2025-11060014
PCN: 00-41-43-09-00-000-6030 **Zoned:** AR

Violations:

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

More specifically, cut down all overgrown vegetation to seven inches.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 12/02/2025 **Status:** MCCH

3 **Details:** Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.

More specifically, remove all standing dead trees throughout the property.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)
Issued: 12/02/2025 **Status:** MCCH

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 front patio has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/02/2025 **Status:** MCCH

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.

More specifically, the roof flashing is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 12/02/2025 **Status:** MCCH

cc: Srp Sub Llc
Srp Sub Llc

Agenda No.: **Complexity Level:** 1 **Status:** Active
Respondent: QUISENBERRY 2022 TRUST William McManus, Trustee **CEO:** Rl Thomas
the Quisenberry 2022 Revocable Trust
170 Chilean Ave, Apt 2C, Palm Beach, FL 33480-4401
Situs Address: 6650 Rigger Rd, Lake Worth, FL 33462 **Case No:** C-2023-05010009
PCN: 00-43-45-06-02-042-0090 **Zoned:** RS

Violations:

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

More specifically, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/29/2023 **Status:** CLS

8 **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: 06/29/2023 **Status:** CLS

9 **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.

More specifically, exterior walls are in disrepair. (Rotting Wood)
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/29/2023 **Status:** CLS

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

More specifically, permit # B2008 007491 (Alterations-Residential) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/29/2023 **Status:** MCCH

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. "