



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Special Magistrate: Earl K Mallory  
Contested

Special Magistrate: Natalie Green-Moore  
Non-Contested

- A. WELCOME
- B. STAFF ANNOUNCEMENTS / REMARKS
- C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED
- D. SCHEDULED CASES

Agenda No.:	001	Complexity Level: -	Status: Active
Respondent:	Cooke, Sandra		CEO: Maggie Bernal
	920 Balfrey Dr S, West Palm Beach, FL 33413-1230		
Situs Address:	920 Balfrey Dr S, West Palm Beach, FL	Case No:	C-2025-04030017
PCN:	00-42-43-35-06-001-0150	Zoned:	RM
Violations:	<div><div>1</div><div><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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: A/C Split Unit(s) has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 04/22/2025</p><p><b>Status:</b> CEH</p></div></div>		

Agenda No.:	002	Complexity Level: 1	Status: Active
Respondent:	Escalona, Alian Gonzalez		CEO: Maggie Bernal
	3373 Hypoluxo Rd, Lake Worth, FL 33462-3633		
Situs Address:	3373 Hypoluxo Rd, Lake Worth, FL	Case No:	C-2025-04100006
PCN:	00-43-45-06-02-032-0080	Zoned:	RS
Violations:	<div><div><div>1</div><div><p><b>Details:</b> 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><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b</p><p><b>Issued:</b> 04/15/2025</p><p><b>Status:</b> CEH</p></div></div><div><div>2</div><div><p><b>Details:</b> 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.</p><p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1</p><p><b>Issued:</b> 04/15/2025</p><p><b>Status:</b> CEH</p></div></div><div><div>3</div><div><p><b>Details:</b> 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</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p><p><b>Issued:</b> 04/15/2025</p><p><b>Status:</b> CEH</p></div></div></div>		

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

	<div><div>4</div><div><div>Details:</div><div>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 #B2023-020505 (Fence) has become inactive or expired.</div></div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div></div> <div><div>Issued:</div><div>04/15/2025</div></div> <div><div>Status:</div><div>CEH</div></div>
--	--

Agenda No.:

003

Complexity Level:

1

Status:

Active

Respondent:

Faroul, Roldy; Faroul, Chedline

CEO:

Maggie Bernal

Situs Address:

860 Balfrey Dr S, West Palm Beach, FL

Case No:

C-2025-03060001

PCN:

00-42-43-35-06-001-0200

Zoned:

RM

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.3.b</div></div> <div><div>Issued:</div><div>03/06/2025</div></div> <div><div>Status:</div><div>CEH</div></div>
	<div><div>2</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div> <div><div>Issued:</div><div>03/06/2025</div></div> <div><div>Status:</div><div>CEH</div></div>
	<div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Driveway has been erected or installed without a valid building permit.</div></div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued:</div><div>03/06/2025</div></div> <div><div>Status:</div><div>CEH</div></div>

<div><div>Agenda No.:</div><div>004</div><div>Complexity Level:</div><div>1</div><div>Status:</div><div>Removed</div></div> <div><div>Respondent:</div><div>Fleurentin, Marie; Fleurentin, Mathieu</div><div>CEO:</div><div>Maggie Bernal</div></div> <div><div>Situs Address:</div><div>7204 Copperfield Cir, Lake Worth, FL</div><div>Case No:</div><div>C-2025-03110010</div></div> <div><div>PCN:</div><div>00-42-45-04-17-001-2380</div><div>Zoned:</div><div>PUD</div></div>	<div><div>1</div><div><div>Details:</div><div>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 #2022-036202 (windows/Door Replacement) has become inactive or expired.</div></div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div></div> <div><div>Issued:</div><div>03/18/2025</div></div> <div><div>Status:</div><div>CLS</div></div>
--	--

Agenda No.:

005

Complexity Level:

1

Status:

Active

Respondent:

Pagels, Steven

CEO:

Maggie Bernal

Situs Address:

1327 Scottsdale Rd W, West Palm Beach, FL

Case No:

C-2025-04090004

PCN:

00-42-43-26-18-010-0180

Zoned:

RS

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.3.b</div></div> <div><div>Issued:</div><div>04/10/2025</div></div> <div><div>Status:</div><div>CEH</div></div>
-------------	--

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Agenda No.:	006	Complexity Level:	1	Status:	Active												
Respondent:	Rivera, Kenneth; Rivera, Jamile 3985 Tuskegee Dr, Lake Worth, FL 33462-2121			CEO:	Maggie Bernal												
Situs Address:	3985 Tuskegee Dr, Lake Worth, FL			Case No:	C-2025-03180013												
PCN:	00-43-45-06-04-017-0120			Zoned:	RM												
Violations:	<table><tr><td>1</td><td><p><b>Details:</b> 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 (scrap metals), construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p><p><b>Issued:</b> 03/20/2025</p><p><b>Status:</b> CEH</p></td></tr><tr><td>2</td><td><p><b>Details:</b> Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p><p>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.</p><p>2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.</p><p><b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a</p><p><b>Issued:</b> 03/20/2025</p><p><b>Status:</b> CEH</p></td></tr><tr><td>3</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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: A/C Split System has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 03/20/2025</p><p><b>Status:</b> CEH</p></td></tr><tr><td>4</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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; Electric Vehicle charger has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 03/20/2025</p><p><b>Status:</b> CEH</p></td></tr><tr><td>5</td><td><p><b>Details:</b> 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.</p><p>More Specifically: Permit #B2022-044885 (Accessory Bldg./Shed) has become inactive or expired.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p><p><b>Issued:</b> 03/20/2025</p><p><b>Status:</b> CEH</p></td></tr><tr><td>6</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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: Extended paved driveway has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 03/20/2025</p><p><b>Status:</b> CEH</p></td></tr></table>					1	<p><b>Details:</b> 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 (scrap metals), construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>	2	<p><b>Details:</b> Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <p>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.</p> <p>2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.</p> <p><b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>	3	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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: A/C Split System has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>	4	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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; Electric Vehicle charger has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>	5	<p><b>Details:</b> 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.</p> <p>More Specifically: Permit #B2022-044885 (Accessory Bldg./Shed) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>	6	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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: Extended paved driveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>
1	<p><b>Details:</b> 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 (scrap metals), construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>																
2	<p><b>Details:</b> Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <p>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.</p> <p>2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.</p> <p><b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>																
3	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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: A/C Split System has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>																
4	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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; Electric Vehicle charger has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>																
5	<p><b>Details:</b> 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.</p> <p>More Specifically: Permit #B2022-044885 (Accessory Bldg./Shed) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>																
6	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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: Extended paved driveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/20/2025</p> <p><b>Status:</b> CEH</p>																

Agenda No.:	007	Complexity Level:	1	Status:	Active
Respondent:	Salamanca-Piazza, Virginia Alicia 6268 S Joshua Ln, Lantana, FL 33462			CEO:	Maggie Bernal
Situs Address:	6268 S Joshua Ln, FL			Case No:	C-2025-01210001
PCN:				Zoned:	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Violations:	1	<p><b>Details:</b> 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.</p> <p>More Specifically: All Interior repairs due to Fire Damage with building permits as required.</p> <p>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.</p> <p>More Specifically: Obtain a Certificate of Completion for Interior repairs due to Fire Damage with building permits as required.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5 Palm Beach County Property Maintenance Code - Section 14-34 (a)</p> <p><b>Issued:</b> 03/19/2025 <b>Status:</b> CEH</p>
	2	<p><b>Details:</b> 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.</p> <p>More Specifically: All Exterior repairs due to Fire Damage with building permits as required.</p> <p>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.</p> <p>More Specifically: Obtain a Certificate of Completion for Exterior repairs due to Fire Damage with building permits as required.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5 Palm Beach County Property Maintenance Code - Section 14-33 (a)</p> <p><b>Issued:</b> 03/19/2025 <b>Status:</b> CEH</p>

<b>Agenda No.:</b> 008	<b>Complexity Level:</b> 1	<b>Status:</b> Removed
<b>Respondent:</b> St Cyr, Jean; St Cyr, Elsie 1085 Fernlea Dr, West Palm Beach, FL 33417-5470		<b>CEO:</b> Maggie Bernal
<b>Situs Address:</b> 1085 Fernlea Dr, West Palm Beach, FL		<b>Case No:</b> C-2024-10170004
<b>PCN:</b> 00-42-43-27-21-001-0490		<b>Zoned:</b> RS
Violations:	4	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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: Fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 10/17/2024 <b>Status:</b> CLS</p>

<b>Agenda No.:</b> 009	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> DESTINY 422 LLC 2934 Florida Blvd, Delray Beach, FL 33483		<b>CEO:</b> Steve G Bisch
<b>Situs Address:</b> 130 Normandy C, Delray Beach, FL		<b>Case No:</b> C-2025-03170056
<b>PCN:</b> 00-42-46-22-13-003-1300		<b>Zoned:</b> RH
Violations:	1	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, Entry door and exterior windows have been replaced on this unit without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/26/2025 <b>Status:</b> CEH</p>

cc: Destiny 422 Llc

<b>Agenda No.:</b> 010	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Lin, Linus H 15147 Jackson Rd, Delray Beach, FL 33484-8146		<b>CEO:</b> Steve G Bisch
<b>Situs Address:</b> 15147 Jackson Rd, Delray Beach, FL		<b>Case No:</b> C-2025-01130033

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

PCN:	00-42-46-23-02-000-4660	Zoned:	RS
Violations:	<div><div>1</div><div>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 there is broken and rotting siding on this single-family residence Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 01/16/2025Status: CEH</div></div>		

Agenda No.: 011

Respondent: Ortiz, Lino A  
1052 Grove Park Cir, Boynton Beach, FL 33436-9436

Situs Address: 3687 Mykonos Ct, Boca Raton, FL

PCN: 00-43-46-31-09-007-0320

Complexity Level: -

Status: Removed  
CEO: Steve G Bisch

Case No: C-2024-10150012

Zoned: RS

Violations:	<div><div>1</div><div>Details: Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe. Unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official. More specifically this dwelling and garage has been significantly damaged by fire. Code: PBC Amendments to FBC 8th Edition (2023) - 116.1 Issued: 10/29/2024Status: CLS</div></div>
-------------	--

cc: Moreno Ortiz, Leno Alphonso

Agenda No.: 012	Complexity Level: 1	Status: Removed
Respondent: Phillips, Bruce G 17593 Lake Park Rd, Boca Raton, FL 33487-1114		CEO: Steve G Bisch
Situs Address: 17593 Lake Park Rd, Boca Raton, FL		Case No: C-2025-01080010
PCN: 00-42-46-36-07-035-0050		Zoned: RS
Violations:	<div><div>1</div><div>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, Patio with block foundation was added in the rear of the property without a valid building permit. It appears patio extends into easement and association property' Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/17/2025Status: CLS</div></div> <div><div>2</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roofed structure or shed has been erected or installed at the northeast corner of the dwelling without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/17/2025Status: CLS</div></div>	

Agenda No.: 013

Respondent: Robinson, Jason E; Price, Howard I II  
848 Flanders R, Delray Beach, FL 33484-5338

Situs Address: 847 Flanders R, Delray Beach, FL

PCN: 00-42-46-22-10-018-8470

Complexity Level: -

Status: Active  
CEO: Steve G Bisch

Case No: C-2024-12130006

Zoned: RH

Violations:	<div><div>1</div><div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Alterations have been made to the interior of this dwelling without a valid building permit. At minimum structural and electric have been impacted. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/28/2025Status: SIT</div></div>
-------------	--

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

Agenda No.:	014	Complexity Level: -	Status: Active
Respondent:	Price, Howard I II; Robinson, Jason E	CEO: Steve G Bisch	
	848 Flanders R, Delray Beach, FL 33484-5338		
Situs Address:	848 Flanders R, Delray Beach, FL	Case No: C-2024-12130007	
PCN:	00-42-46-22-10-018-8480	Zoned: RH	
Violations:	<div>1Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Alterations have been made to the interior of this dwelling without a valid building permit. Alterations appear to include alteration of structural and electrical at minimum. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/28/2025Status: SIT</div>		

Agenda No.:	015	Complexity Level: -	Status: Removed
Respondent:	Tracey, Janet A	CEO: Steve G Bisch	
	17719 Oakwood Ave, Boca Raton, FL 33487-2212		
Situs Address:	17719 Oakwood Ave, Boca Raton, FL	Case No: C-2024-12040006	
PCN:	00-42-46-36-05-017-0130	Zoned: RS	
Violations:	<div>1Details: 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  Fencing on the property has been changed from wood fencing to metal. It appears this fence is the pool barrier. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 12/16/2024Status: CLS</div> <div>2Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Wooden fence appears to be in disrepair including loose and missing slats. Fence also appears to be pool barrier. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 12/16/2024Status: CLS</div>		

Agenda No.:	016	Complexity Level: -	Status: Active
Respondent:	Williams, Volton Michael	CEO: Steve G Bisch	
	10616 Cypress Lakes Preserve Dr, Wellington, FL 33449-4611		
Situs Address:	55 Saxony B, Delray Beach, FL	Case No: C-2025-02140004	
PCN:	00-42-46-22-09-002-0550	Zoned: RH	
Violations:	<div>1Details: 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. The interior of this parcel has been damaged by fire, including not limited to Structural, electrical, plumbing, and mechanical. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 03/14/2025Status: CEH</div>		

Agenda No.:	017	Complexity Level: 1	Status: Active
Respondent:	Derosier, Wisler; Simon, Chrismene	CEO: Brian Burdett	
	1295 Woodcrest Rd S, West Palm Beach, FL 33417-5765		
Situs Address:	1295 Woodcrest Rd S, West Palm Beach, FL	Case No: C-2024-12050008	
PCN:	00-42-43-26-18-005-0020	Zoned: RS	
Violations:	<div>1Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically: Vehicles parking in right-of-way and obstructing sidewalk.</div>		

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

	<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 01/14/2025 <b>Status:</b> SIT
2	<b>Details:</b> 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: Vehicle with flat tire not displaying current tags. <b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a <b>Issued:</b> 01/14/2025 <b>Status:</b> SIT
3	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to glass and miscellaneous trash. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 01/14/2025 <b>Status:</b> SIT

<b>Agenda No.:</b> 018 <b>Respondent:</b> George, Penny 4311 Okeechobee Blvd, Lot 34, West Palm Beach, FL 33409-3116 <b>Situs Address:</b> 4311 Okeechobee Blvd, 123, West Palm Beach, FL <b>PCN:</b> 00-42-43-24-14-000-1230	<b>Complexity Level:</b> - <b>Status:</b> Active <b>CEO:</b> Brian Burdett <b>Case No:</b> C-2025-01220002 <b>Zoned:</b> CG
<b>Violations:</b>	<div><div>1<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) <b>Issued:</b> 02/12/2025 <b>Status:</b> SIT</div><div>2<b>Details:</b> All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare. More specifically, vacant mobile home in disrepair in need of maintenance. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-31 (c) <b>Issued:</b> 02/12/2025 <b>Status:</b> SIT</div></div>

<b>Agenda No.:</b> 019 <b>Respondent:</b> MEADOWBROOK WPB MHC, LLC 1201 Hays St, Tallahassee, FL 32301-2525 <b>Situs Address:</b> 6276 15th Ct N, West Palm Beach, FL <b>PCN:</b> 00-42-43-27-00-000-3010	<b>Complexity Level:</b> 1 <b>Status:</b> Active <b>CEO:</b> Brian Burdett <b>Case No:</b> C-2024-07190026 <b>Zoned:</b> AR
<b>Violations:</b>	<div>6<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/30/2024 <b>Status:</b> CEH</div>

cc: Meadowbrook Wpb Mhc, Llc

<b>Agenda No.:</b> 020 <b>Respondent:</b> Miranda, Javier; Wunsch, Teresa 406 Wayman Cir, West Palm Beach, FL 33413-2332 <b>Situs Address:</b> 406 Wayman Cir, West Palm Beach, FL <b>PCN:</b> 00-42-43-27-05-013-0204	<b>Complexity Level:</b> - <b>Status:</b> Active <b>CEO:</b> Brian Burdett <b>Case No:</b> C-2025-02100036 <b>Zoned:</b> AR
<b>Violations:</b>	<div>1<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, work shop converted to living space has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</div>

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

	<div>Issued: 02/28/2025Status: CEH</div> <div>2Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, porch Structure enclosed with walls and windows and has been erected or installed without a valid building permit.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div>Issued: 02/28/2025Status: CEH</div> <div>3Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 converted to living space has been erected or installed without a valid building permit.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div>Issued: 02/28/2025Status: CEH</div> <div>4Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, metal shed structure has been erected or installed without a valid building permit.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div>Issued: 02/28/2025Status: CEH</div> <div>5Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, dump truck.</div> <div>Code: Unified Land Development Code - 6.D.1.A.2.a</div> <div>Issued: 02/28/2025Status: CEH</div> <div>6Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, carport has been erected or installed without a valid building permit.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div>Issued: 02/28/2025Status: CEH</div>
--	--

Agenda No.: 021

Complexity Level: 1

Status: Active

Respondent: Seche, Nasser

CEO: Brian Burdett

237 Akron Rd, Lake Worth, FL 33467-4855

Situs Address: 2813 Saranac Ave, West Palm Beach, FL

Case No: C-2025-02120007

PCN: 00-43-43-30-03-050-0420

Zoned: RH

Violations:	<div>1Details: 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, many vehicles not displaying tags or current registration on property.</div> <div>Code: Unified Land Development Code - 6.D.1.A.1.b.1</div> <div>Issued: 03/13/2025Status: CEH</div> <div>2Details: 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.</div> <div>Code: Unified Land Development Code - 6.D.1.A.3.b</div> <div>Issued: 03/13/2025Status: CEH</div> <div>3Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, commercial box truck exceeding requirement of parking in a residential zone.</div> <div>Code: Unified Land Development Code - 6.D.1.A.2.a</div> <div>Issued: 03/13/2025Status: CEH</div> <div>4Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked on non-improved surface.</div>
-------------	--



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

	<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 03/13/2025	<b>Status:</b> CEH
--	---	--------------------

<b>Agenda No.:</b> 022	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> COUNTRY FAIR AT BOYNTON HOA INC 40 SE 5th St, Ste 610, Boca Raton, FL 33432		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 6121 Country Fair Cir, Boynton Beach, FL		<b>Case No:</b> C-2025-03180002
<b>PCN:</b> 00-42-45-22-02-024-0000		<b>Zoned:</b> RS
<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 detached roofed structure at the community pool building has been constructed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/19/2025</div><div><b>Status:</b> CEH</div></div>	
<b>cc:</b> Country Fair At Boynton Hoa Inc Country Fair At Boynton Hoa Inc		

<b>Agenda No.:</b> 023	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> DESROSIERS, MARIE C; SEME, ONANCE 10367 Boynton Place Cir, Boynton Beach, FL 33437-2617		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 10367 Boynton Place Cir, Boynton Beach, FL		<b>Case No:</b> C-2025-03140004
<b>PCN:</b> 00-42-45-26-26-000-1690		<b>Zoned:</b> RS
<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 with concrete without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/14/2025</div><div><b>Status:</b> CEH</div></div> <div><div>3</div><div><b>Details:</b> 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. <b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g. <b>Issued:</b> 03/14/2025</div><div><b>Status:</b> CEH</div></div> <div><div>4</div><div><b>Details:</b> 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 mattress and bed frame. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/14/2025</div><div><b>Status:</b> CEH</div></div>	

<b>Agenda No.:</b> 024	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> HENRY, DAVID; JEUDY, MALTIDE 5720 Boynton Bay Cir, Boynton Beach, FL 33437-2638		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 5720 Boynton Bay Cir, Boynton Beach, FL		<b>Case No:</b> C-2025-03060004
<b>PCN:</b> 00-42-45-26-27-000-0610		<b>Zoned:</b> RS
<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 built out without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025</div><div><b>Status:</b> CEH</div></div>	

<b>Agenda No.:</b> 025	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> LEON, JAMES D; LEON, AMARELIS; VEGA, EDGAR		<b>CEO:</b> Richard F Cataldo

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

10373 Boynton Place Cir, Boynton Beach, FL 33437-2617

Situs Address: 10373 Boynton Place Cir, Boynton Beach, FL

PCN: 00-42-45-26-26-000-1720

Case No: C-2025-03100017

Zoned: RS

Violations:	1	<p><b>Details:</b> 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><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</p> <p><b>Issued:</b> 03/10/2025</p> <p><b>Status:</b> CEH</p>
	2	<p><b>Details:</b> 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-2021-044438-0000 window &amp; door replacement has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p><b>Issued:</b> 03/10/2025</p> <p><b>Status:</b> CEH</p>
	3	<p><b>Details:</b> 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, a certificate of completion is required for permit # B-2021-044438-0000 window &amp; door replacement.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p><b>Issued:</b> 03/10/2025</p> <p><b>Status:</b> CEH</p>

Agenda No.: 026

Complexity Level: -

Status: Active

Respondent: LUZINCOURT, JERLANDA

CEO: Richard F Cataldo

10375 Boynton Place Cir, Boynton Beach, FL 33437-2617

Situs Address: 10375 Boynton Place Cir, Boynton Beach, FL

PCN: 00-42-45-26-26-000-1730

Case No: C-2025-03100016

Zoned: RS

Violations:	1	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 with concrete without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/10/2025</p> <p><b>Status:</b> CEH</p>
	2	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 at the front door has been installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/10/2025</p> <p><b>Status:</b> CEH</p>
	3	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 attached roofed screened structure at the right side of the residence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/10/2025</p> <p><b>Status:</b> CEH</p>
	4	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 white PVC fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/10/2025</p> <p><b>Status:</b> CEH</p>

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM**

<b>Agenda No.:</b> 027	<b>Complexity Level:</b> 1	<b>Status:</b> Removed
<b>Respondent:</b> NAJERA, JOSE; NAJERA, DANIELKA		<b>CEO:</b> Frank A Davis
2494 Sunup Ln, Lake Worth, FL 33462-2525		
<b>Situs Address:</b> 2494 Sunup Ln, Lake Worth, FL		<b>Case No:</b> C-2025-04210019
<b>PCN:</b> 00-43-45-05-06-001-0300		<b>Zoned:</b> RS

1	<p><b>Details:</b> Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <p>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.</p> <p>2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.</p> <p><b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a</p> <p><b>Issued:</b> 04/24/2025</p> <p><b>Status:</b> CLS</p>
2	<p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 04/24/2025</p> <p><b>Status:</b> CLS</p>
3	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b</p> <p><b>Issued:</b> 04/24/2025</p> <p><b>Status:</b> CLS</p>
4	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2</p> <p><b>Issued:</b> 04/24/2025</p> <p><b>Status:</b> CLS</p>
5	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (c) (1)</p> <p><b>Issued:</b> 04/24/2025</p> <p><b>Status:</b> CLS</p>
6	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.a</p> <p><b>Issued:</b> 04/24/2025</p> <p><b>Status:</b> CLS</p>

<b>Agenda No.:</b> 028	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> PUBLIC STORAGE INC DEPT PT FL 25429 C/O 701 WESTERN Ave, Glendale, CA 91201		<b>CEO:</b> Frank A Davis
<b>Situs Address:</b> 7480 S Military Trl, B, Lake Worth, FL		<b>Case No:</b> C-2024-09110016
<b>PCN:</b> 00-42-45-12-06-001-0010		<b>Zoned:</b>

2	<p><b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, M-2022-24359 (A/C).</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p><b>Issued:</b> 09/23/2024</p> <p><b>Status:</b> SIT</p>
3	<p><b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2021-008919 (140 LF Chain Link Fence w/ swing gate and operator).</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p><b>Issued:</b> 09/23/2024</p> <p><b>Status:</b> SIT</p>
4	<p><b>Details:</b> 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-2020-20551. (Temp Fence)</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p><b>Issued:</b> 09/23/2024</p> <p><b>Status:</b> CLS</p>

**cc:** Public Storage Inc Dept Pt Fl 25429 C/O  
Public Storage Inc Dept Pt Fl 25429 C/O

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM**

<b>Agenda No.:</b> 029	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> Ezzedin, Ahmad; Alhamed, Maram		<b>CEO:</b> Darrin L Emmons
19480 Saturnia Lakes Dr, Boca Raton, FL 33498-6206		
<b>Situs Address:</b> 19480 Saturnia Lakes Dr, Boca Raton, FL		<b>Case No:</b> C-2025-01310011
<b>PCN:</b> 00-41-47-10-01-000-0830		<b>Zoned:</b> PUD

<p><b>1</b>     <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior renovations are being done inside this residential property without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 01/31/2025</p>	<p><b>Status:</b> SIT</p>
--	---------------------------

<b>Agenda No.:</b> 030	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> Dubuissou, Francois; Dubuissou Mombrun, Marie Petuelle	<b>CEO:</b> Darrin L Emmons	
9632 Tavernier Dr, Boca Raton, FL 33496-2106		
<b>Situs Address:</b> 9632 Tavernier Dr, Boca Raton, FL	<b>Case No:</b> C-2025-03050018	
<b>PCN:</b> 00-42-47-06-09-005-0340	<b>Zoned:</b> RS	

1	<b>Details:</b> 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.
	<b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a
	<b>Issued:</b> 03/07/2025
	<b>Status:</b> CLS
2	<b>Details:</b> Hedges shall be set back a minimum of two feet from the property line to allow for maintenance, or additional landscape material if required. Specifically, hedges have been planted less than two feet (24 inches) away from the property line on the south side of the residence.
	<b>Code:</b> Unified Land Development Code - 7.D.4.A.1.4
	<b>Issued:</b> 03/07/2025
	<b>Status:</b> CLS

<b>Agenda No.:</b> 031	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> Izquierdo, Hugo		<b>CEO:</b> Darrin L Emmons
9213 Affirmed Ln, Boca Raton, FL 33496-1886		
<b>Situs Address:</b> 9213 Affirmed Ln, Boca Raton, FL		<b>Case No:</b> C-2025-03030037
<b>PCN:</b> 00-42-47-06-03-001-0490		<b>Zoned:</b> RM

<p><b>1      Details:</b> 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, there is a Blue plastic tarp on the roof of the garage at this residential property, which gives reason to believe the roof is in disrepair.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p><b>Issued:</b> 03/03/2025</p>	<p><b>Status:</b> CLS</p>
---	---------------------------

<b>Agenda No.:</b> 032	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Pk Properties Vi Inc		<b>CEO:</b> Jose Feliciano
14371 Halter Rd, Wellington, FL 33414		
<b>Situs Address:</b> 3524 Brooklyn Ln, Lake Worth, FL	<b>Case No:</b> C-2024-12160024	
<b>PCN:</b> 00-43-44-30-03-002-0020	<b>Zoned:</b> RM	

<p><b>1</b>      <b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; parking motor vehicles on landscape grass areas of property is prohibited by this code section.</p> <p>          <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2</p> <p><b>Issued:</b> 12/27/2024</p>	<p><b>Status:</b> CEH</p>
---	---------------------------

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

Agenda No.: 033

Respondent: THE COLONY AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.

Situs Address: 7577 Colony Lake Dr, Boynton Beach, FL

PCN: 00-42-45-12-18-018-0000

Violations:

Complexity Level: 1

515 N Flagler Dr, Ste 650, West Palm Beach, FL 33401

Case No: C-2024-06110016

Zoned: PUD

Status: Active

CEO: Jose Feliciano

1

Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-97-1087 and Petition # EAC96-71(A).

Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process. More Specifically; Removed required landscape trees from the South Buffer of property.

Code: Unified Land Development Code - 2.A.11

Unified Land Development Code - 7.E.3.B

Issued: 06/18/2024

Status: CEH

cc: The Colony At Boynton Beach Homeowners Association, Inc.

The Colony At Boynton Beach Homeowners Association, Inc.

Agenda No.: 034

Respondent: A M MANAGEMENT ENTERPRISES LLC

Situs Address: 1633 S Military Trl, West Palm Beach, FL

PCN: 00-42-44-12-16-004-0010

Violations:

Complexity Level: 1

1500 Belvedere Rd, West Palm Beach, FL 33406-1502

Case No: C-2025-05050018

Zoned: UI

Status: Removed

CEO: Caroline Foulke

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: Mobile vendor on property without required temporary Vendor's Permit.

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

Issued: 05/09/2025

Status: CEH

Agenda No.: 035

Respondent: LABRADA, Floira; PEREZ NUNEZ, Rolando

Situs Address: 3326 Hi St, Lake Worth, FL

PCN: 00-43-44-20-05-000-0340

Violations:

Complexity Level: 1

3326 Hi St, Lake Worth Beach, FL 33461-3032

Case No: C-2024-08280019

Zoned: RH

Status: Active

CEO: Caroline Foulke

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 addition to the rear of the residence has been erected or installed without a valid building permit issued by the County Building Department.

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

Issued: 08/29/2024

Status: CEH

Agenda No.: 036

Respondent: Ramdial, Wai Moo

Situs Address: 5249 Galina Cir, Lake Worth, FL

PCN: 00-42-44-34-24-000-2660

Complexity Level: 1

5249 Galina Cir, Lake Worth, FL 33463-1502

Case No: C-2025-02130014

Zoned: RS

Status: Active

CEO: Caroline Foulke

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>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.</div><div>Observation: Auto repair being done on property. CCO FILLS IN Numerous unlicensed, inoperable vehicles auto repair.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 02/18/2025</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>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.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b.1</div><div>Issued: 02/18/2025</div><div>Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>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, automotive parts, tires, garbage, trash or similar items.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 02/18/2025</div><div>Status: CEH</div></div></div> <div><div>4</div><div><div>Details:</div><div>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b.2</div><div>Issued: 02/18/2025</div><div>Status: CEH</div></div></div>
-------------	---

Agenda No.:	037	Complexity Level:	1	Status:	Active
Respondent:	Adlersberg, Kenneth			CEO:	John Gannotti
	2459 Faith Ave, West Palm Beach, FL 33417-3019				
Situs Address:	2459 Faith Ave, West Palm Beach, FL	Case No:	C-2025-03250013		
PCN:	00-42-43-24-07-001-0060	Zoned:	RM		
Violations:	<div><div>1</div><div><div>Details:</div><div>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. All building numbers and/or letters shall be a minimum of eight (8") inches in height. More specifically address numerals/letters shall be plainly visible and legible from street.</div><div>Code: Palm Beach County Codes &amp; Ordinances - 10.11.4</div><div>Issued: 03/26/2025</div><div>Status: SIT</div></div></div> <div><div>2</div><div><div>Details:</div><div>In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, the white commercial tractor trailer cab parked in the driveway.</div><div>Code: Unified Land Development Code - 6.D.1.A.2.a</div><div>Issued: 03/26/2025</div><div>Status: SIT</div></div></div>				

Agenda No.:	038	Complexity Level:	1	Status:	Active
Respondent:	Buonanno, Joseph; Martin, Gloria			CEO:	John Gannotti
	238 Sussex L, West Palm Beach, FL 33417-6833				
Situs Address:	238 Sussex L, West Palm Beach, FL	Case No:	C-2025-04210018		
PCN:	00-42-43-23-39-012-2380	Zoned:	RH		
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 air conditioning system has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 04/30/2025</div><div>Status: CEH</div></div></div>				

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

Agenda No.: 039

Respondent: EVERGREENS 1 LLC

Situs Address: Old Military Trl, FL

PCN: 00-42-43-24-00-000-3120

Complexity Level: 1

5340 N Federal Hwy, Ste 110, LighthousePoint, FL 33064

Case No: C-2025-04240027

Zoned: RM

Status: Active

CEO: Jen L Batchelor

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 tires, trash/debris, grocery carts etc.

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

Issued: 04/25/2025

Status:

CEH

2

Details:

Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 ( c)

Issued: 04/25/2025

Status:

CEH

cc:

Evergreens 1 Llc

Agenda No.: 040

Respondent: USREC BANYAN CAY RESORT & GOLF LLC

Situs Address: USREC BANYAN CAY RESORT & GOLF LLC

PCN:

Complexity Level: 2

1201 Hays St, Tallahassee, FL 32301-2525

Case No: C-2025-03200002

Zoned: RH

Status: Active

CEO: John Gannotti

Violations:

1

Details:

A violation of any condition in a development order shall be considered a violation of this Code.

More specifically, failure to comply with conditions of approval and approved site plan for Palm Beach County Right of Way Landscaping and Irrigation Permit #LA57455-0721 and Palm Beach County Right of Way permitting ordinance #2019-0030 by failing to maintain the median landscaping by failing to mow, edge, trim, remove trash, debris and weeds. Replace trees and landscaping destroyed by auto accident.

Code: Unified Land Development Code - 2.A.11

Issued: 03/20/2025

Status:

CEH

cc:

Usrec Banyan Cay Resort & Golf Llc

Usrec Banyan Cay Resort & Golf Llc

Agenda No.: 041

Respondent: FLANARY, Mary J; FLANARY, Timothy W

Situs Address: 12316 158th Ct N, Jupiter, FL

PCN: 00-41-41-15-00-000-1570

Complexity Level: -

12316 158th Ct N, Jupiter, FL 33478-6666

Case No: C-2023-11280009

Zoned: AR

Status: Active

CEO: Elizabeth A Gonzalez

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, all open storage of items appearing on the property is prohibited.

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

Issued: 11/30/2023

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, the accessory structure appearing on the eastside of the driveway has been erected or installed without a valid building permit.

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

Issued: 11/30/2023

Status:

SIT

4

Details:

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

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

	<div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023Status: SIT</div>
5	<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure appearing towards the rear of the property has been erected or installed without a valid building permit.  Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023Status: SIT</div>
6	<div>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 frame canopy structure appearing on the westside of the property has been erected or installed without a valid building permit.  Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023Status: SIT</div>
8	<div>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 appearance of the above ground swimming pool has been erected or installed without a valid building permit.  Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023Status: SIT</div>
9	<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the patio deck appearing on the rear of the residence has been erected or installed without a valid building permit.  Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023Status: SIT</div>
10	<div>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 addition appearing on the rear of the residence has been erected or installed without a valid building permit.  Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 11/30/2023Status: SIT</div>

Agenda No.:	042	Complexity Level:	2	Status:	Active
Respondent:	Florida Power & Light Company 700 Universe Blvd, Juno Beach, FL 33408			CEO:	Elizabeth A Gonzalez
Situs Address:	3784 Catalina Rd - Cabana Colony Project			Case No:	C-2024-11270008
PCN:				Zoned:	RM/SE
Violations:	<div>1Details: 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. Specifically, Palm Beach Cabana Colony Subdivision - Install 2 inch conduits and handholes, via directional bore, as part of FPL UG underground conversion program.  Code: Palm Beach County Codes &amp; Ordinances - Ordinance 2019-030 Issued: 12/05/2024Status: CEH</div>				

Agenda No.:	043	Complexity Level:	-	Status:	Active
Respondent:	SOOY, Karen; SOOY, William 16105 Alexander Run, Jupiter, FL 33478-8281			CEO:	Elizabeth A Gonzalez



CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

Situs Address:	16105 Alexander Run, Jupiter, FL		Case No:	C-2024-01120024
PCN:	00-41-41-10-00-000-5430		Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div><div>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, permits #B-2022-026375-0000 for reroofing, #E-2016-023086-0000 for electrical, #B-2015-022347-0000 for an accessory building, and #B-1987-016678-0000 for a fence have become inactive or expired and require re-activation and or completion.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.4.1</div></div><div><div>Issued:</div><div>01/18/2024</div></div><div><div>Status:</div><div>CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, permit application #PR-2018-020619-0000 for an addition-residential have been erected or installed without a valid building permit.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div><div><div>Issued:</div><div>01/18/2024</div></div><div><div>Status:</div><div>CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 unpermitted structures appearing on your property to be canopy structures have been erected or installed without a valid building permit.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div><div><div>Issued:</div><div>01/18/2024</div></div><div><div>Status:</div><div>CEH</div></div></div>			

Agenda No.:

044

Complexity Level: -

Status: Removed

Respondent:

DEAUVILLE VILLAGE CONDOMINIUM ASSN INC

CEO: Dennis A Hamburger

40 SE 5th St, Ste 610, Boca Raton, FL 33432

Situs Address:

6575 S Oriole Blvd, Delray Beach, FL

Case No: C-2025-01060003

PCN:

00-42-46-15-16-001-0000

Zoned: RH

Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 car wash structure with plumbing hook up has been erected or installed without a valid building permit.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div><div><div>Issued:</div><div>03/07/2025</div></div><div><div>Status:</div><div>CLS</div></div></div>
-------------	---

cc: Deauville Village Condominium Assn Inc

Agenda No.:	045	Complexity Level: -	Status: Removed
Respondent:	Dorcent, Jerone; Josius, Spartacus	CEO: Dennis A Hamburger	
	5641 Strawberry Lakes Cir, Lake Worth, FL 33463-6516		
Situs Address:	5641 Strawberry Lakes Cir, Lake Worth, FL	Case No:	C-2025-02250005
PCN:	00-42-44-38-02-000-0450	Zoned:	RS
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a white vinyl fence has been erected or installed without a valid building permit.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 7th Edition (2020) - 105.1</div></div><div><div>Issued:</div><div>02/25/2025</div></div><div><div>Status:</div><div>CLS</div></div></div>		

Agenda No.:

046

Complexity Level: -

Status: Removed

Respondent:

Filipelli, Debra A

CEO: Dennis A Hamburger

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

3971 Darby Ln, Seaford, NY 11783-3604

Situs Address: 493 Flanders K, Delray Beach, FL  
PCN: 00-42-46-22-10-011-4930

Case No: C-2025-03170053  
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, interior renovations have been erected or installed without a valid building permit.  
  
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1  
Issued: 03/19/2025  
Status: CLS

Agenda No.: 047  
Respondent: Mari, Barbara H  
262 Tuscany E, Delray Beach, FL 33446-1227

Complexity Level: -

Status: Active  
CEO: Dennis A Hamburger

Situs Address: 262 Tuscany E, Delray Beach, FL  
PCN: 00-42-46-22-05-004-2620

Case No: C-2025-03170054  
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, interior renovations have been erected or installed without a valid building permit.  
  
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1  
Issued: 03/20/2025  
Status: CEH

Agenda No.: 048  
Respondent: Jillian Dawn Wood, Trustee of the Rinaldi Family 2024  
Irrevocable Trust dated 10/8/24  
4 Merrimac Ct, Coram, NY 11727-1632

Complexity Level: -

Status: Active  
CEO: Dennis A Hamburger

Situs Address: 5542 Grande Palm Cir, Delray Beach, FL  
PCN: 00-42-46-11-24-012-0120

Case No: C-2024-12100012  
Zoned: PUD

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 screened patio enclosure with roof has been erected or installed without a valid building permit.  
  
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1  
Issued: 01/16/2025  
Status: CEH

Agenda No.: 049  
Respondent: VISHNU RAMPERSAD and ALISON RAMPERSAD, as  
CO-TRUSTEES of the VISHNU RAMPERSAD and ALIS  
RAMPERSAD JOINT REVOCABLE TRUST under  
agreement dated DECEMBER 08, 2017  
14576 Country Side Ln, Delray Beach, FL 33484-3502

Complexity Level: -

Status: Removed  
CEO: Dennis A Hamburger

Situs Address: 14576 Country Side Ln, Delray Beach, FL  
PCN: 00-42-46-15-12-001-0150

Case No: C-2025-02110019  
Zoned: RH

Violations: 

1

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: 02/12/2025  
Status: CLS

Agenda No.: 050  
Respondent: Rodriguez, Lolita F; Rodriguez, Luis  
5223 Palm Ridge Blvd, Delray Beach, FL 33484-1158

Complexity Level: -

Status: Removed  
CEO: Dennis A Hamburger

Situs Address: 5223 Palm Ridge Blvd, Delray Beach, FL  
PCN: 00-42-46-11-02-000-1190

Case No: C-2025-04110030  
Zoned: AR





CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

4	<p><b>Details:</b> 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.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</p> <p><b>Issued:</b> 03/19/2025 <b>Status:</b> SIT</p>
5	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2</p> <p><b>Issued:</b> 03/19/2025 <b>Status:</b> SIT</p>
6	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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/STRUCTURE has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the MEMBRANE CANOPY/STRUCTURE or remove the MEMBRANE CANOPY/STRUCTURE.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/19/2025 <b>Status:</b> SIT</p>
7	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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.</p> <p>Obtain required building permits for the FENCE or remove the FENCE.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/19/2025 <b>Status:</b> SIT</p>

cc: Code Compliance

**Agenda No.:** 057 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** FORIERE, ROBERTO; FORIERE, GRETA **CEO:** Nedssa Miranda  
PO BOX 8922, Jupiter, FL 33468-8922  
**Situs Address:** 490 Guava Ave, West Palm Beach, FL **Case No:** C-2025-04010016  
**PCN:** 00-42-43-35-10-008-0010 **Zoned:** RM

Violations:	<table><tr><td>3</td><td><p><b>Details:</b> 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.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p><p><b>Issued:</b> 04/02/2025 <b>Status:</b> CLS</p></td></tr></table>	3	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 04/02/2025 <b>Status:</b> CLS</p>
3	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 04/02/2025 <b>Status:</b> CLS</p>		

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM**

- 5** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
- Issued:** 04/02/2025 **Status:** CLS

<b>Agenda No.:</b> 058	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> GARCIA, JAVIER S		<b>CEO:</b> Nedssa Miranda
5951 Lime Rd, West Palm Beach, FL 33413-1118		
<b>Situs Address:</b> 5951 Lime Rd, West Palm Beach, FL	<b>Case No:</b> C-2025-03170029	
<b>PCN:</b> 00-42-43-35-13-026-0040	<b>Zoned:</b> RM	

1	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 03/18/2025 <b>Status:</b> CEH</p>
3	<p><b>Details:</b> 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,</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 03/18/2025 <b>Status:</b> CEH</p>
4	<p><b>Details:</b> 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.</p> <p>Post the numerical address in accordance with Section 14-33 (c).</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c)</p> <p><b>Issued:</b> 03/18/2025 <b>Status:</b> CEH</p>

cc: Code Compliance

<b>Agenda No.:</b> 059	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> GREGSON, ROBERT A Jr; GREGSON, SANDRA A 5950 Lime Rd, West Palm Beach, FL 33413-1127	<b>CEO:</b> Nedssa Miranda	
<b>Situs Address:</b> 5950 Lime Rd, West Palm Beach, FL	<b>Case No:</b> C-2025-02110016	
<b>PCN:</b> 00-42-43-35-13-027-0040	<b>Zoned:</b> RM	

<p><b>1      Details:</b> 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 TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b</p> <p><b>Issued:</b> 02/20/2025</p>	<p><b>Status:</b> SIT</p>
--	---------------------------

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM**

- 2**     **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Park the TRAILERS in the side or rear yard and screen the TRAILERS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.  
**Code:** Unified Land Development Code - 6.D.1.A.3.c  
**Issued:** 02/20/2025                      **Status:** SIT

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

Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 02/20/2025                      **Status:** SIT

**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.

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 leaf debris, yard debris, metals equipment's, gallons, inoperative vehicles and any items storage in front of the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/20/2025                      **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, CANOPY has been erected or installed without a valid building permit.

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbcc.gov or (561)233-5200.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 02/20/2025                      **Status:** SIT

**6**     **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

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

Store garbage containers so that they are screened from view from streets or public right-of-way.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 02/20/2025                      **Status:** SIT

**7**     **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.

Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.1  
**Issued:** 02/20/2025                      **Status:** SIT

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

Agenda No.: 060

Respondent: HACHE, RANDYS A

Situs Address: 5812 Lime Rd, FL

PCN: 00-42-43-35-12-024-0040

Violations:

Complexity Level: 1

CEO: Nedssa Miranda

Case No: C-2025-02110012

Zoned: RM

4

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Fence 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: 02/20/2025

Status: SIT

cc: Code Compliance

Agenda No.: 061

Respondent: JWS INVESTMENTS LLC

Situs Address: 5056 Pat Pl, West Palm Beach, FL

PCN: 00-42-43-02-02-007-0110

Violations:

Complexity Level: 1

CEO: Nedssa Miranda

Case No: C-2025-03110014

Zoned: RM

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 plastic bags, or similar items on the property.

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

Issued: 03/13/2025

Status: SIT

2

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

Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn

Code: Unified Land Development Code - 6.D.1.A.1.b.2

Issued: 03/13/2025

Status: SIT

3

Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

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

Store garbage containers so that they are screened from view from streets or public right-of-way.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.

Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 03/13/2025

Status: SIT

cc: Code Compliance

Jws Investments Llc

Agenda No.: 062

Respondent: MENDEZ, JOSE L

Situs Address: 5937 Lime Rd, West Palm Beach, FL

Complexity Level: 1

CEO: Nedssa Miranda

Case No: C-2025-03170030

ePZB / CE\_Merge\_Agenda.rpt-1068

Page: 24 of 47

Print Date: 7/23/2025 04:32 PM



CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

PCN:	00-42-43-35-13-026-0050	Zoned:	RM
Violations:	<div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, FENCEhas been erected or installed without a valid building permit.</div></div></div> <div><div>Obtain required building permits for the FENCE or remove the FENCE.</div></div> <div><div>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued:</div><div>03/18/2025</div></div> <div><div>Status:</div><div>CEH</div></div>		
cc: Code Compliance			

Agenda No.:

063

Complexity Level:

1

Status:

Active

Respondent:

O'NEAL, NEIL H Jr; O'NEAL, MELISSA A

CEO:

Nedssa Miranda

12918 Casey Rd, Loxahatchee, FL 33470-4972

Situs Address:

481 Avocado Ave, West Palm Beach, FL

Case No:

C-2025-03170047

PCN:

00-42-43-35-12-025-0090

Zoned:

RM

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</div></div> <div><div>Issued:</div><div>03/19/2025</div></div> <div><div>Status:</div><div>SIT</div></div> <div><div>2</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, ADDITIONAL FENCE (WOOD AND CHAIN LINK) has been erected or installed without a valid building permit.</div></div></div> <div><div>Obtain required building permits for the ADDITIONAL FENCE (WOOD AND CHAIN LINK) or remove the ADDITIONAL FENCE (WOOD AND CHAIN LINK).</div></div> <div><div>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued:</div><div>03/19/2025</div></div> <div><div>Status:</div><div>SIT</div></div> <div><div>3</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Cease parking, storing or keeping VEHICLES AND OR TRAILERS on any public street, or other thoroughfare or any Right-of-Way for a period exceeding one hour in any 24-hour period. More specifically, Cease using the street as your parking space at all times of the day,</div></div> <div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.a</div></div> <div><div>Issued:</div><div>03/19/2025</div></div> <div><div>Status:</div><div>SIT</div></div> <div><div>4</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint the property</div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-33 (b)</div></div> <div><div>Issued:</div><div>03/19/2025</div></div> <div><div>Status:</div><div>CLS</div></div> <div><div>5</div><div><div>Details:</div><div>All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</div></div></div> <div><div>Repair/maintain all accessory structures in disrepair. More specifically, disrepair fence on the property</div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-32 (e)</div></div> <div><div>Issued:</div><div>03/19/2025</div></div> <div><div>Status:</div><div>CLS</div></div>		
-------------	---	--	--

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM**

- [illegible]

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

11	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, SHEDS/STRUCTURE has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the SHEDS/STRUCTURE or remove the SHEDS/STRUCTURE.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/19/2025</p> <p><b>Status:</b> SIT</p>
----	---

cc: Code Compliance

<b>Agenda No.:</b>	064	<b>Complexity Level:</b>	1	<b>Status:</b>	Active						
<b>Respondent:</b>	RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY 14 Ram Clark Rd, New City, NY 10956-1210			<b>CEO:</b>	Nedssa Miranda						
<b>Situs Address:</b>	5110 Wallis Rd, West Palm Beach, FL			<b>Case No:</b>	C-2025-01290023						
<b>PCN:</b>	00-42-43-35-16-000-0270			<b>Zoned:</b>	RM						
<b>Violations:</b>	<table><tr><td>2</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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.</p><p>Obtain required building permits for the shed/structure or remove the shed/structure.</p><p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 01/30/2025</p><p><b>Status:</b> CEH</p></td></tr><tr><td>4</td><td><p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE FENCE permit # B-2016-014454-0000 has become inactive or expired.</p><p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE FENCE permit # B-2016-014454-0000.</p><p>Obtain a Certificate of Completion for INACTIVE FENCE permit # B-2016-014454-0000.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p><p><b>Issued:</b> 01/30/2025</p><p><b>Status:</b> CEH</p></td></tr><tr><td>5</td><td><p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p><p>Repair/maintain all accessory structures in disrepair. More SPECIFICALLY DISREPAIR SHED.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)</p><p><b>Issued:</b> 01/30/2025</p><p><b>Status:</b> CEH</p></td></tr></table>					2	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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.</p> <p>Obtain required building permits for the shed/structure or remove the shed/structure.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 01/30/2025</p> <p><b>Status:</b> CEH</p>	4	<p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE FENCE permit # B-2016-014454-0000 has become inactive or expired.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE FENCE permit # B-2016-014454-0000.</p> <p>Obtain a Certificate of Completion for INACTIVE FENCE permit # B-2016-014454-0000.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p><b>Issued:</b> 01/30/2025</p> <p><b>Status:</b> CEH</p>	5	<p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Repair/maintain all accessory structures in disrepair. More SPECIFICALLY DISREPAIR SHED.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)</p> <p><b>Issued:</b> 01/30/2025</p> <p><b>Status:</b> CEH</p>
2	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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.</p> <p>Obtain required building permits for the shed/structure or remove the shed/structure.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 01/30/2025</p> <p><b>Status:</b> CEH</p>										
4	<p><b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE FENCE permit # B-2016-014454-0000 has become inactive or expired.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE FENCE permit # B-2016-014454-0000.</p> <p>Obtain a Certificate of Completion for INACTIVE FENCE permit # B-2016-014454-0000.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p><b>Issued:</b> 01/30/2025</p> <p><b>Status:</b> CEH</p>										
5	<p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Repair/maintain all accessory structures in disrepair. More SPECIFICALLY DISREPAIR SHED.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)</p> <p><b>Issued:</b> 01/30/2025</p> <p><b>Status:</b> CEH</p>										



CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

4	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE (WOOD) has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the FENCE (WOOD) or remove the FENCE (WOOD).</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/24/2025</p> <p><b>Status:</b> CEH</p>
---	--

cc: Code Compliance

<b>Agenda No.:</b> 066	<b>Complexity Level:</b> 1	<b>Status:</b> Active										
<b>Respondent:</b> Walter, Virginia 2615 Finch Way, Hartford, TN 37753-2351		<b>CEO:</b> Joanna Mirodias										
<b>Situs Address:</b> 924 Burch Dr, West Palm Beach, FL		<b>Case No:</b> C-2025-03060027										
<b>PCN:</b> 00-42-44-01-02-000-0240		<b>Zoned:</b> RM										
<b>Violations:</b>	<table><tr><td>1</td><td><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH</td></tr><tr><td>3</td><td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 structures (sheds, membrane covered structures, structures) has been erected or installed without a valid building permit. The utility building is permitted under permit #B-1970-020297-0000. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH</td></tr><tr><td>4</td><td><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH</td></tr><tr><td>5</td><td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH</td></tr><tr><td>6</td><td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 attached rear porch located on the northeast side of the duplex has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH</td></tr></table>		1	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH	3	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 structures (sheds, membrane covered structures, structures) has been erected or installed without a valid building permit. The utility building is permitted under permit #B-1970-020297-0000. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH	4	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH	5	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH	6	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 attached rear porch located on the northeast side of the duplex has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH
1	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH											
3	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 structures (sheds, membrane covered structures, structures) has been erected or installed without a valid building permit. The utility building is permitted under permit #B-1970-020297-0000. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH											
4	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH											
5	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH											
6	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 attached rear porch located on the northeast side of the duplex has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/06/2025 <b>Status:</b> CEH											

cc: Walter, Virginia

<b>Agenda No.:</b> 067	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> BRENTWOOD BFR LP 801 US Highway 1, North Palm Beach, FL 33408 United States		<b>CEO:</b> Adam F Moulton
<b>Situs Address:</b> FL		<b>Case No:</b> C-2025-03200012
<b>PCN:</b> 00-42-47-27-61-015-0000		<b>Zoned:</b>

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>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.</div><div>Observation: More specifically, at PCN 00424727610120000 Lake Tract L-2, two fountains are missing that are required in that lake per the approved site plan.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 03/20/2025</div><div>Status: SIT</div></div></div>
-------------	---

cc: Brentwood Bfr Lp  
Zoning Division

Agenda No.:	068	Complexity Level: -	Status: Active
Respondent:	VIEIRA, JOSEPH		CEO: Adam F Moulton
	6989 Calle Del Paz W, Boca Raton, FL 33433-6410		
Situs Address:	6989 Calle Del Paz W, Boca Raton, FL	Case No:	C-2025-03240014
PCN:	00-42-47-27-05-001-0110	Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 interior renovations have been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 03/27/2025</div><div>Status: CEH</div></div></div>		

Agenda No.:	069	Complexity Level: 1	Status: Active
Respondent:	JAHN, ASHLEY M		CEO: Nick N Navarro
	4821 Kirkwood Rd, Lake Worth Beach, FL 33461-5333		
Situs Address:	4821 Kirkwood Rd, Lake Worth, FL	Case No:	C-2025-04030022
PCN:	00-42-44-25-13-002-0060	Zoned:	RM
Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>&gt;&gt; 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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 04/03/2025</div><div>Status: CEH</div></div><div><div>3</div><div><div>Details:</div><div>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div><div>&gt;&gt; No parking on the grass.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b.2</div><div>Issued: 04/03/2025</div><div>Status: CEH</div></div></div></div>		

cc: Code Compliance

Agenda No.:	070	Complexity Level: -	Status: Active
Respondent:	NEW MARKET POLO GROUNDS LLC		CEO: Nick N Navarro
	1201 Hays St, TALLAHASSEE, FL 32301 United States		
Situs Address:	888 S Military Trl, Building 5, West Palm Beach, FL	Case No:	C-2025-02200009
PCN:	00-42-44-01-00-000-5040	Zoned:	UC

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div>FL NFPA 1 2021 Chapter 50 - Commercial Cooking 50.4.4.7.4 - Changes to Hazard After Installation of Suppression System  More specifically, LA BRASA RESTAURANT 888 South Military Trail West Palm Beach Fl. 33415. Changes or modifications to the hazard after installation of the fire-extinguishing systems shall result in re-evaluation of the system design by a properly trained, qualified, and certified person(s) <div><div>Code:</div>National Fire Protection Association 1 2021 - 50.4.4.7.4</div><div><div>Issued:</div>02/21/2025</div><div><div>Status:</div>CEH</div></div></div> <div><div>2</div><div><div>Details:</div>FL NFPA 1 2021 Chapter 50 - Commercial Cooking 50.6.5 - Inspection, Testing, and Maintenance of Listed Hoods Containing Mechanical, Water Spray, or Ultraviolet Devices.  More specifically, LA BRASA RESTAURANT 888 South Military Trail West Palm Beach Fl. 33415. Listed hoods containing mechanical or fire-actuated dampers, internal washing components, or other mechanically operated devices shall be inspected and tested by properly trained, qualified, and certified persons every 6 months or at frequencies recommended by the manufacturer in accordance with their listings. <div><div>Code:</div>National Fire Protection Association 1 2021 - 50.6.5</div><div><div>Issued:</div>02/21/2025</div><div><div>Status:</div>CEH</div></div></div>
-------------	---

<b>Agenda No.:</b>	071	<b>Complexity Level:</b>	-	<b>Status:</b>	Active										
<b>Respondent:</b>	Chiroco, Vincent P 1966 Juno Rd, North Palm Beach, FL 33408-2818			<b>CEO:</b>	Steve R Newell										
<b>Situs Address:</b>	1976 Juno Rd, North Palm Beach, FL			<b>Case No:</b>	C-2025-04250018										
<b>PCN:</b>	00-43-42-04-00-000-1040			<b>Zoned:</b>	RH										
<b>Violations:</b>	<table><tr><td>1</td><td><b>Details:</b> Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (e) (2) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH</td></tr><tr><td>2</td><td><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH</td></tr><tr><td>3</td><td><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the wood fence is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH</td></tr><tr><td>4</td><td><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36 <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH</td></tr><tr><td>5</td><td><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH</td></tr></table>					1	<b>Details:</b> Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (e) (2) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH	2	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH	3	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the wood fence is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH	4	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36 <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH	5	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH
1	<b>Details:</b> Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (e) (2) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH														
2	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH														
3	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the wood fence is in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH														
4	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36 <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH														
5	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) <b>Issued:</b> 04/29/2025 <b>Status:</b> CEH														

Agenda No.:	072	Complexity Level: -	Status: Active
Respondent:	Johnson, Doreen May 35 Stephens Dr, Covington, GA 30016-1797		CEO: Steve R Newell

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

<b>Situs Address:</b>	4758 Arthur St, Palm Beach Gardens, FL	<b>Case No:</b>	C-2025-02260019
<b>PCN:</b>	00-42-42-13-09-002-0031	<b>Zoned:</b>	RM
<b>Violations:</b>	<div>1<div><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 03/04/2025<b>Status:</b> CEH</div></div>		

<b>Agenda No.:</b>	073	<b>Complexity Level:</b>	-	<b>Status:</b>	Active			
<b>Respondent:</b>	Johnson, Doreen May 35 Stephens Dr, Covington, GA 30016-1797			<b>CEO:</b>	Steve R Newell			
<b>Situs Address:</b>	4756 Arthur St, Palm Beach Gardens, FL			<b>Case No:</b>	C-2025-02260020			
<b>PCN:</b>	00-42-42-13-09-002-0032			<b>Zoned:</b>	RM			
<b>Violations:</b>	<table><tr><td><b>1</b></td><td><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 03/04/2025</td><td><b>Status:</b> CEH</td></tr></table>					<b>1</b>	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 03/04/2025	<b>Status:</b> CEH
<b>1</b>	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 03/04/2025	<b>Status:</b> CEH						

<b>Agenda No.:</b>	074	<b>Complexity Level:</b>	-	<b>Status:</b>	Active								
<b>Respondent:</b>	Klaybor, Nicholas; Klaybor, Sarah; Klaybor, Timothy 16355 E Lancashire Dr, Loxahatchee, FL 33470-3731			<b>CEO:</b>	Steve R Newell								
<b>Situs Address:</b>	4139 Russell St, Jupiter, FL			<b>Case No:</b>	C-2025-03190017								
<b>PCN:</b>	00-42-40-25-34-004-0570			<b>Zoned:</b>	RS								
<b>Violations:</b>	<table><tr><td><b>2</b></td><td><b>Details:</b> 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.</td></tr><tr><td></td><td><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c</td></tr><tr><td></td><td><b>Issued:</b> 03/25/2025</td></tr><tr><td></td><td><b>Status:</b> CEH</td></tr></table>					<b>2</b>	<b>Details:</b> 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.		<b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c		<b>Issued:</b> 03/25/2025		<b>Status:</b> CEH
<b>2</b>	<b>Details:</b> 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.												
	<b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c												
	<b>Issued:</b> 03/25/2025												
	<b>Status:</b> CEH												

<b>Agenda No.:</b>	075	<b>Complexity Level:</b>	-	<b>Status:</b>	Active
<b>Respondent:</b>	Wagner, Tabitha D; Koester, James A 6712 2nd St, Jupiter, FL 33458-3887			<b>CEO:</b>	Steve R Newell
<b>Situs Address:</b>	6712 2nd St, Jupiter, FL			<b>Case No:</b>	C-2025-04140017
<b>PCN:</b>	00-42-41-03-01-000-2250			<b>Zoned:</b>	RH
<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 shed is being erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/16/2025 <b>Status:</b> CEH</div></div>				

<b>Agenda No.:</b>	076	<b>Complexity Level:</b>	-	<b>Status:</b>	Active						
<b>Respondent:</b>	Thourot, Charles Scott 4484 SW Boatramp Ave, Palm City, FL 34990-5303			<b>CEO:</b>	Steve R Newell						
<b>Situs Address:</b>	9255 Sun Ct, West Palm Beach, FL			<b>Case No:</b>	C-2025-04110017						
<b>PCN:</b>	00-43-42-18-02-000-0230			<b>Zoned:</b>	RM						
<b>Violations:</b>	<table><tr><td>1</td><td><b>Details:</b> 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, a trailer. <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b <b>Issued:</b> 04/14/2025</td><td><b>Status:</b> CLS</td></tr><tr><td>2</td><td><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/14/2025</td><td><b>Status:</b> CEH</td></tr></table>					1	<b>Details:</b> 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, a trailer. <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b <b>Issued:</b> 04/14/2025	<b>Status:</b> CLS	2	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/14/2025	<b>Status:</b> CEH
1	<b>Details:</b> 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, a trailer. <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b <b>Issued:</b> 04/14/2025	<b>Status:</b> CLS									
2	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/14/2025	<b>Status:</b> CEH									



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Agenda No.:	077	Complexity Level:	1	Status:	Active
Respondent:	BONILLA, ROLANDO; BONILLA, SULMA	CEO:	Paul Pickett		
	1107 Woodcrest Rd, West Palm Beach, FL 33417-5726				
Situs Address:	1107 Woodcrest Rd, West Palm Beach, FL	Case No:	C-2024-09090023		
PCN:	00-42-43-26-15-000-1920	Zoned:	RS		
Violations:	<div><div>3</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, ALUMINUM PORCH has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 09/17/2024 <b>Status:</b> CEH</div></div> <div><div>4</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 (FENCE) has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 09/17/2024 <b>Status:</b> CEH</div></div>				

Agenda No.:	078	Complexity Level:	1	Status:	Active
Respondent:	MORALES, DARIEL ALEJANDRO; MORALES, PAMAI	CEO:	Paul Pickett		
	K				
	1234 Woodcrest Rd W, West Palm Beach, FL 33417-5729				
Situs Address:	1234 Woodcrest Rd W, West Palm Beach, FL	Case No:	C-2024-09100007		
PCN:	00-42-43-26-18-003-0130	Zoned:	RS		
Violations:	<div><div>1</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 (FENCE) has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 09/19/2024 <b>Status:</b> CEH</div></div> <div><div>2</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 WALL has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 09/19/2024 <b>Status:</b> CEH</div></div>				

Agenda No.:	079	Complexity Level:	-	Status:	Active
Respondent:	WIND BREEZE LLC	CEO:	Paul Pickett		
	1816 SW 163rd Ave, MIRAMAR, FL 33027				
Situs Address:	5234 Stacy Rd, West Palm Beach, FL	Case No:	C-2024-12260010		
PCN:	00-42-43-26-02-000-0140	Zoned:	RH		
Violations:	<div><div>1</div><div><b>Details:</b> 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. Several unregistered and inoperable vehicles on the property. <b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a <b>Issued:</b> 01/06/2025 <b>Status:</b> CEH</div></div> <div><div>2</div><div><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div>				

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

	<b>Issued:</b> 01/06/2025	<b>Status:</b> CEH
3	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b) <b>Issued:</b> 01/06/2025	<b>Status:</b> CEH
4	<b>Details:</b> Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-43 (a) (1) <b>Issued:</b> 01/06/2025	<b>Status:</b> CEH

<b>Agenda No.:</b> 080	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> Garth Smith as Trustee of the Garth Family Trust dated March 16, 2023 802 W Windward Way, Lake Worth, FL 33462-8001		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 999 Whippoorwill Ter, West Palm Beach, FL		<b>Type:</b> Life Safety
<b>PCN:</b> 00-42-43-27-05-010-0501		<b>Case No:</b> C-2025-02240025
<b>Violations:</b>		<b>Zoned:</b> AR
	<b>1</b> <b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) <b>Issued:</b> 02/25/2025	
		<b>Status:</b> CLS

<b>Agenda No.:</b> 081	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Nahvi, Minna 5533 Duckweed Rd, Lake Worth, FL 33449-8400		<b>CEO:</b> Debbie N Plaud
<b>Situs Address:</b> 5533 Duckweed Rd, Lake Worth, FL		<b>Case No:</b> C-2025-02030005
<b>PCN:</b> 00-41-44-35-01-000-0212		<b>Zoned:</b> AR
<b>Violations:</b>	<b>1</b> <b>Details:</b> 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 permit required for excavation/removal of trees and earthwork. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10 <b>Issued:</b> 02/10/2025	
		<b>Status:</b> CEH

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

2	<p><b>Details:</b> 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.</p> <p>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.</p> <p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1 <b>Issued:</b> 02/10/2025 <b>Status:</b> CEH</p>
---	---

<b>Agenda No.:</b> 082	<b>Complexity Level:-</b>	<b>Status:</b> Active												
<b>Respondent:</b> Buissereth, Sadrac		<b>CEO:</b> Patrick L Prentice												
	9439 Southampton Pl, Boca Raton, FL 33434-2807													
<b>Situs Address:</b> 9439 Southampton Pl, Boca Raton, FL		<b>Case No:</b> C-2024-11130018												
<b>PCN:</b> 00-42-47-07-06-016-0640		<b>Zoned:</b> AR												
<b>Violations:</b>	<table><tr><td>1</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 six foot wood privacy fence has been erected or installed on the property without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p></td></tr><tr><td>2</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 wood patio structure has been erected or installed at the residence without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p></td></tr><tr><td>3</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 concrete slab and concrete walkway has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p></td></tr><tr><td>4</td><td><p><b>Details:</b> 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. Specifically, the asphalt driveway is in a state of disrepair and in need of maintenance and resurfacing.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b) <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p></td></tr><tr><td>6</td><td><p><b>Details:</b> 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. Specifically, B-2014-008767-0000 (Demo for addition in rear of property).</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p></td></tr><tr><td>7</td><td><p><b>Details:</b> 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-2014-008767-0000 (Demo for addition in rear of property) has become inactive or expired.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p></td></tr></table>		1	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 six foot wood privacy fence has been erected or installed on the property without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>	2	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 wood patio structure has been erected or installed at the residence without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>	3	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 concrete slab and concrete walkway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>	4	<p><b>Details:</b> 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. Specifically, the asphalt driveway is in a state of disrepair and in need of maintenance and resurfacing.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b) <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>	6	<p><b>Details:</b> 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. Specifically, B-2014-008767-0000 (Demo for addition in rear of property).</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>	7	<p><b>Details:</b> 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-2014-008767-0000 (Demo for addition in rear of property) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>
1	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 six foot wood privacy fence has been erected or installed on the property without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>													
2	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 wood patio structure has been erected or installed at the residence without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>													
3	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 concrete slab and concrete walkway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>													
4	<p><b>Details:</b> 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. Specifically, the asphalt driveway is in a state of disrepair and in need of maintenance and resurfacing.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b) <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>													
6	<p><b>Details:</b> 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. Specifically, B-2014-008767-0000 (Demo for addition in rear of property).</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>													
7	<p><b>Details:</b> 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-2014-008767-0000 (Demo for addition in rear of property) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 <b>Issued:</b> 11/25/2024 <b>Status:</b> CEH</p>													

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Agenda No.:	083	Complexity Level: -	Status: Active
Respondent:	Nemorin, Francilia; Nemorin, Leonce	CEO: Patrick L Prentice	
	22788 SW 65th Ave, Boca Raton, FL 33428-6027		
Situs Address:	22788 SW 65th Ave, Boca Raton, FL	Case No: C-2024-09100010	
PCN:	00-42-47-30-02-013-0010	Zoned: RM	
Violations:	<div><div>1</div><div><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 paver driveway has been installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 09/10/2024</p><p><b>Status:</b> CEH</p></div></div> <div><div>2</div><div><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 wood fence has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 09/10/2024</p><p><b>Status:</b> CEH</p></div></div> <div><div>3</div><div><p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p><p><b>Issued:</b> 09/10/2024</p><p><b>Status:</b> CEH</p></div></div>		

Agenda No.:	084	Complexity Level: -	Status: Active
Respondent:	MCCARTHY, BRENDA S	CEO: Ronald Ramos	
	1803 Juno Isle Blvd, North Palm Beach, FL 33408-2420		
Situs Address:	1803 Juno Isles Blvd, North Palm Beach, FL	Case No: C-2025-03130003	
PCN:	00-43-41-33-04-012-0130	Zoned: RS	
Violations:	<div><div>1</div><div><p><b>Details:</b> &gt;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>&gt;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>&gt;&gt;&gt;&gt;MORE SPECIFICALLY, A TRAILERED BOAT IS PARKED BETWEEN THE STREET AND STRUCTURE. Park the TRAILERED BOAT in the side or rear yard and screen the TRAILERED BOAT from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p><p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b</p><p>Unified Land Development Code - 6.D.1.A.3.c</p><p><b>Issued:</b> 03/14/2025</p><p><b>Status:</b> CEH</p></div></div>		

Agenda No.:	085	Complexity Level: -	Status: Removed
Respondent:	2018-2 IH Borrower LP	CEO: Teresa G Rouse	
	1201 Hays St, Tallahassee, FL 32301-2525		
Situs Address:	10966 Winding Creek Way, Boca Raton, FL	Case No: C-2025-02260028	
PCN:	00-41-47-25-09-000-2360	Zoned: RS	
Violations:	<div><div>1</div><div><p><b>Details:</b> 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, tires, coolers, vegetative debris, trash bags and similar items on the property.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p><p><b>Issued:</b> 03/03/2025</p><p><b>Status:</b> CLS</p></div></div> <div><div>2</div><div><p><b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence and/or gate are in a state of disrepair.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)</p><p><b>Issued:</b> 03/03/2025</p><p><b>Status:</b> CLS</p></div></div>		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

3	<div><div>Details:</div><div>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. More specifically, the grass and weeds are overgrown and are not being maintained on the property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</div><div>Issued: 03/03/2025</div><div>Status: CLS</div></div>
---	---

cc: 2018-2 Ih Borrower Lp  
2018-2 Ih Borrower Lp  
2018-2 Ih Borrower Lp  
Occupant

Agenda No.: 086

Respondent: Boca Reale Holding LLC

Situs Address: 11644 Venetian Ave, Boca Raton, FL

PCN: 00-41-47-36-03-000-5830

Violations:

Complexity Level: 1

Case No: C-2025-04240006

Zoned: AR

Status: Active

CEO: Teresa G Rouse

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 6-foot wood fence is in disrepair.

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

Issued: 04/30/2025

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 auto parts, equipment, appliances, trash and similar items being stored on the property.

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

Issued: 04/30/2025

3

Details:

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

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 04/30/2025

Status: CEH

Status: CEH

Status: CEH

cc: Boca Reale Holding Llc

Boca Reale Holdings, Llc

<b>Agenda No.:</b>	087	<b>Complexity Level:</b>	-	<b>Status:</b>	Active				
<b>Respondent:</b>	Borraiz, Sonia R; Borraiz, William 9485 Listow Ter, Boynton Beach, FL 33472-2717			<b>CEO:</b>	Teresa G Rouse				
<b>Situs Address:</b>	10429 228th Ln S, Boca Raton, FL			<b>Case No:</b>	C-2025-02250018				
<b>PCN:</b>	00-41-47-25-11-002-0120			<b>Zoned:</b>	RS				
<b>Violations:</b>	<table><tr><td><b>1</b></td><td><b>Details:</b> 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, an inoperable vehicle parked in the driveway, lumber, vegetative debris, construction materials, lawn equipment, and similar items being stored on the property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/25/2025 <b>Status:</b> CEH</td></tr><tr><td><b>2</b></td><td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 wooden structure has been erected or installed on the property without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 02/25/2025 <b>Status:</b> CEH</td></tr></table>					<b>1</b>	<b>Details:</b> 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, an inoperable vehicle parked in the driveway, lumber, vegetative debris, construction materials, lawn equipment, and similar items being stored on the property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/25/2025 <b>Status:</b> CEH	<b>2</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 wooden structure has been erected or installed on the property without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 02/25/2025 <b>Status:</b> CEH
<b>1</b>	<b>Details:</b> 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, an inoperable vehicle parked in the driveway, lumber, vegetative debris, construction materials, lawn equipment, and similar items being stored on the property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/25/2025 <b>Status:</b> CEH								
<b>2</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 wooden structure has been erected or installed on the property without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 02/25/2025 <b>Status:</b> CEH								

cc: Occupant

Agenda No.:	088	Complexity Level:	-	Status:	Active
Respondent:	Jacober, Ludmila Neves	CEO:	Teresa G Rouse		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

11167 Model Cir W, Boca Raton, FL 33428-3985

Situs Address: 11167 Model Cir W, Boca Raton, FL

PCN: 00-41-47-26-11-000-0161

Case No: C-2025-01030002

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. Specifically, a 6-foot wood fence and gates have been erected or installed on the property without a valid building permit.

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

Issued: 01/21/2025

Status: CEH

Agenda No.: 089

Respondent: Russo, Sofia Mara

243 Harbor Ct, Winter Garden, FL 34787-2550

Situs Address: 11842 Atlantic Cir, Boca Raton, FL

PCN: 00-41-47-36-03-000-7460

Complexity Level: -

Status: Active

CEO: Teresa G Rouse

Case No: C-2025-01310012

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. Specifically, a six-foot wood fence and gate have been erected or installed on the property without a valid building permit.

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

Issued: 02/03/2025

Status: CEH

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, but not limited to, construction materials, construction debris, trash, and similar items.

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

Issued: 02/03/2025

Status: CEH

3

Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, the six-foot wood privacy fence on the property is in a state of disrepair.

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

Issued: 02/03/2025

Status: CEH

cc: Occupant

Agenda No.: 090

Respondent: Casa Linda Llc

16971 W Aquaduct Dr, Loxahatchee, FL 33470-3713

Situs Address: 16971 W Aquaduct Dr, Loxahatchee, FL

PCN: 00-40-43-13-00-000-7330

Complexity Level: -

Status: Active

CEO: Omar J Sheppard

Case No: C-2025-01170009

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, a chicken coop like structure has been erected or installed without a valid building permit.

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

Issued: 02/11/2025

Status: CEH

Agenda No.: 091

Respondent: ESM PROPERTY INVESTMENTS 2 LLC

6901 Okeechobee Blvd, Unit 5DJ30, West Palm Beach, FL 33411

Situs Address: 4930 Royal Palm Beach Blvd, West Palm Beach, FL

PCN: 00-41-43-11-00-000-3090

Complexity Level: -

Status: Active

CEO: Omar J Sheppard

Case No: C-2024-12190019

Zoned: AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Violations:	<div><div>1</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 and/or gate has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/28/2025 <b>Status:</b> CEH</div></div>
-------------	--

cc: Esm Property Investments 2 Llc

Agenda No.:	092	Complexity Level: -	Status: Active
Respondent:	Gomez, Carmenza 13785 61st St N, West Palm Beach, FL 33412-1908		CEO: Omar J Sheppard
Situs Address:	13785 61st St N, West Palm Beach, FL		Case No: C-2025-03130008
PCN:	00-41-42-33-00-000-7480		Zoned: AR
Violations:	<div><div>1</div><div><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/08/2025 <b>Status:</b> CEH</div></div> <div><div>2</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/08/2025 <b>Status:</b> CEH</div></div>		

Agenda No.:	093	Complexity Level: -	Status: Active
Respondent:	MIKE FLOORING SERVICES, CORP. 17146 62nd Rd N, Loxahatchee Groves, FL 33470		CEO: Omar J Sheppard
Situs Address:	17146 62nd Rd N, Loxahatchee, FL		Case No: C-2025-02070017
PCN:	00-40-42-35-00-000-5710		Zoned: AR
Violations:	<div><div>1</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 pond has been filled in without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 02/26/2025 <b>Status:</b> CEH</div></div> <div><div>2</div><div><b>Details:</b> 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 # C-2023-050619-0000 for footing has become inactive. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 <b>Issued:</b> 02/26/2025 <b>Status:</b> CEH</div></div>		

cc: Mike Flooring Services, Corp.

Agenda No.:	094	Complexity Level: -	Status: Active
Respondent:	Summersett, Maxine F 509 NW 18th St, Belle Glade, FL 33430-1609		CEO: Omar J Sheppard
Situs Address:	509 NW 18th St, Belle Glade, FL		Case No: C-2025-02040027
PCN:	00-36-43-36-02-000-0230		Zoned: RM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div> <div><div>Issued:</div><div>03/20/2025</div></div> <div><div>Status:</div><div>CEH</div></div>
-------------	--

Agenda No.:	095	Complexity Level: -	Status:	Active
Respondent:	Dormestoire, Rochelin; Dormestoire, Gislaine		CEO:	Christina G Stodd
	15821 63rd Pl N, Loxahatchee, FL 33470-5742			
Situs Address:	15821 63rd Pl N, Loxahatchee, FL		Case No:	C-2024-08080022
PCN:	00-41-42-31-00-000-7092		Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</div></div></div> <div>More specifically, the driveway was extended with pavers without a valid building permit.</div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued:</div><div>08/08/2024</div></div> <div><div>Status:</div><div>SIT</div></div>			

Agenda No.:	096	Complexity Level: -	Status:	Active
Respondent:	Mendelsohn, Bryan; Lilley, Torrie		CEO:	Christina G Stodd
	18268 49th St N, Loxahatchee, FL 33470-2366			
Situs Address:	18268 49th St N, Loxahatchee, FL		Case No:	C-2025-03130010
PCN:	00-40-43-10-00-000-1310		Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div><div>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 debris and inoperable vehicles.</div></div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div> <div><div>Issued:</div><div>03/17/2025</div></div> <div><div>Status:</div><div>SIT</div></div> <div><div>2</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</div></div> <div><div>Issued:</div><div>03/17/2025</div></div> <div><div>Status:</div><div>SIT</div></div>			

Agenda No.:	097	Complexity Level: -	Status:	Active
Respondent:	Oberg, Ronald III		CEO:	Christina G Stodd
	14271 Citrus Grove Blvd, Loxahatchee, FL 33470-4690			
Situs Address:	14271 Citrus Grove Blvd, Loxahatchee, FL		Case No:	C-2024-09260001
PCN:	00-41-42-20-00-000-5070		Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div><div>All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit for the fill dirt.</div></div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 110.10</div></div>			



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

	<b>Issued:</b> 11/08/2024	<b>Status:</b> SIT
2	<b>Details:</b> 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.  <b>Code:</b> Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 <b>Issued:</b> 11/08/2024	
		<b>Status:</b> SIT

<b>Agenda No.:</b> 098	<b>Complexity Level:</b> -	<b>Status:</b> Active												
<b>Respondent:</b> Johnson, Leon; Johnson, Jason PO BOX 389, Pahokee, FL 33476-0389		<b>CEO:</b> RI Thomas												
<b>Situs Address:</b> Muck City Rd, Pahokee, FL		<b>Case No:</b> C-2025-04090002												
<b>PCN:</b> 00-37-42-20-01-004-0030		<b>Zoned:</b> RM												
<b>Violations:</b>	<table><tr><td>1</td><td colspan="2"><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) <b>Issued:</b> 04/09/2025</td></tr><tr><td></td><td></td><td><b>Status:</b> CEH</td></tr><tr><td>2</td><td colspan="2"><b>Details:</b> Parking shall be prohibited on all vacant properties. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c <b>Issued:</b> 04/09/2025</td></tr><tr><td></td><td></td><td><b>Status:</b> CEH</td></tr></table>		1	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) <b>Issued:</b> 04/09/2025				<b>Status:</b> CEH	2	<b>Details:</b> Parking shall be prohibited on all vacant properties. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c <b>Issued:</b> 04/09/2025				<b>Status:</b> CEH
1	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) <b>Issued:</b> 04/09/2025													
		<b>Status:</b> CEH												
2	<b>Details:</b> Parking shall be prohibited on all vacant properties. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c <b>Issued:</b> 04/09/2025													
		<b>Status:</b> CEH												

<b>Agenda No.:</b> 099	<b>Complexity Level:</b> -	<b>Status:</b> Active						
<b>Respondent:</b> Wallace, Jeffrey D; Leslie Wallace, Louann P 16965 Okeechobee Blvd, Loxahatchee, FL 33470-4174		<b>CEO:</b> RI Thomas						
<b>Situs Address:</b> 16965 Okeechobee Blvd, Loxahatchee, FL		<b>Case No:</b> C-2025-01230019						
<b>PCN:</b> 00-40-43-25-00-000-3110		<b>Zoned:</b> AR						
<b>Violations:</b>	<table><tr><td>1</td><td colspan="2"><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/29/2025</td></tr><tr><td></td><td></td><td><b>Status:</b> CEH</td></tr></table>		1	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/29/2025				<b>Status:</b> CEH
1	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/29/2025							
		<b>Status:</b> CEH						

<b>Agenda No.:</b> 100	<b>Complexity Level:</b> -	<b>Status:</b> Active						
<b>Respondent:</b> White, Sandra 1619 NW 13th Ave, Ft Lauderdale, FL 33311-4720		<b>CEO:</b> RI Thomas						
<b>Situs Address:</b> C St, Belle Glade, FL		<b>Case No:</b> C-2025-02040013						
<b>PCN:</b> 00-38-45-13-01-001-0060		<b>Zoned:</b> AP						
<b>Violations:</b>	<table><tr><td>1</td><td colspan="2"><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/14/2025</td></tr><tr><td></td><td></td><td><b>Status:</b> CEH</td></tr></table>		1	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/14/2025				<b>Status:</b> CEH
1	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/14/2025							
		<b>Status:</b> CEH						

<b>Agenda No.:</b> 101	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Gonzalez Albisu, Yilian B 1674 Maypop Rd, West Palm Beach, FL 33415-5541		<b>CEO:</b> Charles Zahn
<b>Situs Address:</b> 1674 Maypop Rd, West Palm Beach, FL		<b>Case No:</b> C-2025-03200003
<b>PCN:</b> 00-42-44-11-04-000-1120		<b>Zoned:</b> RS

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Violations:	1	<b>Details:</b> 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, open storage of any motor vehicle which is inoperable and in a state of disrepair.
		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)
		<b>Issued:</b> 03/24/2025 <b>Status:</b> CEH
	2	<b>Details:</b> 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. Specifically, Driveways have potholes.
		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b)
		<b>Issued:</b> 03/24/2025 <b>Status:</b> CEH

<b>Agenda No.:</b> 102	<b>Complexity Level:</b> 1	<b>Status:</b> Removed
<b>Respondent:</b> Napoles, Niltor; Gonzalez, Danory Valdivia		<b>CEO:</b> Charles Zahn
	958 Harth Dr, West Palm Beach, FL 33415-3830	
<b>Situs Address:</b> 958 Harth Dr, West Palm Beach, FL		<b>Case No:</b> C-2025-04110012
<b>PCN:</b> 00-42-44-01-12-000-0790		<b>Zoned:</b> RM
Violations:	3	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 brick driveway has been erected or installed without a valid building permit.
		<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1
		<b>Issued:</b> 04/11/2025 <b>Status:</b> CLS

<b>Agenda No.:</b> 103	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Hernandez, Ana M; Hernandez, Paola A		<b>CEO:</b> Charles Zahn
	6014 Walnut Hill Dr, Lake Worth, FL 33467-6179	
<b>Situs Address:</b> 5245 2nd Rd, Lake Worth, FL		<b>Case No:</b> C-2025-03140007
<b>PCN:</b> 00-42-43-27-05-032-0790		<b>Zoned:</b> AR
Violations:	1	<b>Details:</b> 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. Specifically, no licensee tag visible on the vehicle(s).
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1
		<b>Issued:</b> 03/18/2025 <b>Status:</b> CLS
	2	<b>Details:</b> 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, recreational vehicle parked in the front set back area.
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b
		<b>Issued:</b> 03/18/2025 <b>Status:</b> CEH
	3	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicles parked in the yard area.
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2
		<b>Issued:</b> 03/18/2025 <b>Status:</b> CLS

<b>Agenda No.:</b> 104	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> SFR 2012 1 FLORIDA LLC		<b>CEO:</b> Charles Zahn
	155 Office Plaza Dr, Fl 1st, Tallahassee, FL 32301	
<b>Situs Address:</b> 7625 Canal Dr, Lake Worth, FL		<b>Case No:</b> C-2025-03190007
<b>PCN:</b> 00-42-43-27-05-032-0470		<b>Zoned:</b> AR
Violations:	1	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Parking on in the yard area.
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2
		<b>Issued:</b> 03/19/2025 <b>Status:</b> CEH

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

2	<b>Details:</b> 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.  <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1 <b>Issued:</b> 03/19/2025 <b>Status:</b> CEH
---	--

cc: Code Compliance

<b>Agenda No.:</b> 105	<b>Complexity Level:</b> -	<b>Status:</b> Active				
<b>Respondent:</b> Shafer, Kathleen 9401 SW Hopwood Ave, Indiantown, FL 34956-4214		<b>CEO:</b> Jamie G Illicete <b>Type:</b> Life Safety				
<b>Situs Address:</b> 13173 157th Ct N, Jupiter, FL		<b>Case No:</b> C-2025-06240004				
<b>PCN:</b> 00-41-41-16-00-000-1540		<b>Zoned:</b> AR				
<b>Violations:</b>	<table><tr><td>1</td><td><b>Details:</b> 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, section of exterior 2nd floor balcony railings is missing, and balcony decking is deteriorated creating a life safety violation and an unsafe and hazard living condition for occupants and/or tenants of the single-family-dwelling.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (j) <b>Issued:</b> 06/24/2025 <b>Status:</b> CEH</td></tr><tr><td>2</td><td><b>Details:</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically, exposed electrical wiring on the exterior of the structure is creating a life safety violation and an unsafe and hazard living condition for occupants and/or tenants of the single-family-dwelling.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3) <b>Issued:</b> 06/24/2025 <b>Status:</b> CEH</td></tr></table>		1	<b>Details:</b> 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, section of exterior 2nd floor balcony railings is missing, and balcony decking is deteriorated creating a life safety violation and an unsafe and hazard living condition for occupants and/or tenants of the single-family-dwelling.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (j) <b>Issued:</b> 06/24/2025 <b>Status:</b> CEH	2	<b>Details:</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically, exposed electrical wiring on the exterior of the structure is creating a life safety violation and an unsafe and hazard living condition for occupants and/or tenants of the single-family-dwelling.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3) <b>Issued:</b> 06/24/2025 <b>Status:</b> CEH
1	<b>Details:</b> 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, section of exterior 2nd floor balcony railings is missing, and balcony decking is deteriorated creating a life safety violation and an unsafe and hazard living condition for occupants and/or tenants of the single-family-dwelling.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (j) <b>Issued:</b> 06/24/2025 <b>Status:</b> CEH					
2	<b>Details:</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically, exposed electrical wiring on the exterior of the structure is creating a life safety violation and an unsafe and hazard living condition for occupants and/or tenants of the single-family-dwelling.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3) <b>Issued:</b> 06/24/2025 <b>Status:</b> CEH					

cc: Occupant, Tenant Or

<b>Agenda No.:</b> 106	<b>Complexity Level:</b> -	<b>Status:</b> Removed				
<b>Respondent:</b> GRIMSLEY, SLOAN; ALBY, JOYCE 15214 80th Dr N, Palm Beach Gardens, FL 33418-7323		<b>CEO:</b> Richard F Cataldo				
<b>Situs Address:</b> 5660 Boynton Cres, Boynton Beach, FL		<b>Case No:</b> C-2025-03070012				
<b>PCN:</b> 00-42-45-26-27-000-1150		<b>Zoned:</b> RS				
<b>Violations:</b>	<table><tr><td><b>1</b></td><td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 built out without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/07/2025</td></tr><tr><td></td><td><b>Status:</b> CLS</td></tr></table>		<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 built out without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/07/2025		<b>Status:</b> CLS
<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 built out without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/07/2025					
	<b>Status:</b> CLS					

cc: Sloan Grimsley And Joyce Alby

<b>Agenda No.:</b> 107	<b>Complexity Level:</b> -	<b>Status:</b> Removed				
<b>Respondent:</b> ANNIS, ERNESTINE CLAYTON 3576 N Old Dixie Hwy, Delray Beach, FL 33483-6308		<b>CEO:</b> Richard F Cataldo				
<b>Situs Address:</b> 3576 Old Dixie Hwy, Delray Beach, FL		<b>Case No:</b> C-2025-02270031				
<b>PCN:</b> 00-43-46-04-17-000-0860		<b>Zoned:</b> RM				
<b>Violations:</b>	<table><tr><td><b>3</b></td><td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the electrical outlet in the front yard has been installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/05/2025</td></tr><tr><td></td><td><b>Status:</b> CLS</td></tr></table>		<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the electrical outlet in the front yard has been installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/05/2025		<b>Status:</b> CLS
<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the electrical outlet in the front yard has been installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/05/2025					
	<b>Status:</b> CLS					

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

cc: Annis, Alice  
Annis, Ronald

Agenda No.:	108	Complexity Level:	3	Status:	Active
Respondent:	BARANES, KFIR 7123 Hidden Gem Ln, Lake Worth, FL 33467-5708	CEO:	Nick N Navarro		
Situs Address:	7123 Hidden Gem Ln, Lake Worth, FL	Case No:	C-2025-03050031		
PCN:	00-42-43-27-05-032-0012	Zoned:	AR		
Violations:	<div><div>1</div><div><p><b>Details:</b> 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.</p><p>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.</p><p>&gt;&gt; Storage Yard. Property Use listed as VACANT. 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.</p><p><b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 03/18/2025 <b>Status:</b> CEH</p></div></div> <div><div>2</div><div><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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>&gt;&gt; More specifically, multiple structures erected or installed without a valid building permit. Please obtain the required building permits. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/18/2025 <b>Status:</b> CEH</p></div></div> <div><div>3</div><div><p><b>Details:</b> 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>&gt;&gt; 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.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/18/2025 <b>Status:</b> CEH</p></div></div>				

Agenda No.:	109	Complexity Level:	-	Status:	Active
Respondent:	STATHIS, MICHAEL; STATHIS, PAGONA 2568 S Saint Marks Ave, Bellmore, NY 11710-5010	CEO:	Dwayne E Johnson		
Situs Address:	6574 Via Regina, Boca Raton, FL	Case No:	C-2024-05070124		
PCN:	00-42-47-34-15-014-0090	Zoned:	RS		
Violations:	<div><div>1</div><div><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, Rear Window Wall System has been installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/19/2024 <b>Status:</b> CEH</p></div></div>				

cc: Stathis, Michael; Stathis, Pagona

Agenda No.:	110	Complexity Level:	-	Status:	Active
Respondent:	Jones, Elissea G 6662 Boca Del Mar Dr, Apt 717, Boca Raton, FL 33433-57	CEO:	Darrin L Emmons		
Situs Address:	6662 Boca Del Mar Dr, 717, Boca Raton, FL	Case No:	C-2025-06180026		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

AUGUST 06, 2025 9:00 AM

PCN: 00-42-47-27-29-000-7170

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, PBC Building Inspector Paul Cobb was at this address for an electrical panel relocation and observed that the kitchen was being remodeled, including removing cabinets and drywall. Renovations, to include but not limited to, a kitchen remodel is being done without a valid building permit.

Code:

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

Issued:

06/23/2025

Status:

SIT

cc: Building Division

Agenda No.: 111

Complexity Level: 1

Status: Removed

Respondent:

Purdy Capital LLC

CEO: Ray F Leighton

1601 Forum Pl, Ste 1101, West Palm Beach, FL 33401

Situs Address:

2187 S Military Trl, West Palm Beach, FL

Case No: C-2025-06100005

PCN: 00-42-44-13-46-001-0000

Zoned: UI

Violations:

1

Details:

Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Pennants / feathers have been placed on the property and right-of-way.

Code:

Unified Land Development Code - 8.C.1

Issued:

06/10/2025

Status:

CLS

cc: Purdy Capital Llc

Agenda No.: 112

Complexity Level: 1

Status: Active

Respondent:

GREAT FORTUNE PROPERTIES LLC

CEO: Maggie Bernal

2232 Dell Range Blvd, Ste 200, Cheyenne, WY 82009 Unit States

Type: Repeat

Situs Address:

6435 Boyd Ln, Lake Worth, FL

Case No: C-2025-06120022

PCN: 00-43-45-05-06-001-0810

Zoned: RS

Violations:

1

Details:

In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited

Code:

Unified Land Development Code - 6.D.1.A.2.a

Issued:

06/17/2025

Status:

CEH

cc: Great Fortune Properties Llc

Great Fortune Properties Llc

Agenda No.: 113

Complexity Level: -

Status: Active

Respondent:

Quintanar, Adriana

CEO: Omar J Sheppard

16087 E Glasgow Dr, Loxahatchee, FL 33470-4016

Situs Address:

16087 E Glasgow Dr, Loxahatchee, FL

Case No: C-2025-03030036

PCN: 00-40-43-24-00-000-5500

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:

03/21/2025

Status:

CEH

2

Details:

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

Code:

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

Issued:

03/21/2025

Status:

CEH

3

Details:

In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.

ePZB / CE\_Merge\_Agenda.rpt-1068

Page: 45 of 47

Print Date: 7/23/2025 04:32 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM

Code: Unified Land Development Code - 6.D.1.A.2.a  
Issued: 03/21/2025

Status: CEH

Agenda No.: 114  
Respondent: Koeser, Jonathan; Pouncey, Amanda  
2393 Crawford Ct, Lake Worth, FL 33462-2511  
Situs Address: 2393 Crawford Ct, Lake Worth, FL  
PCN: 00-43-45-05-06-001-0611  
Violations:

Complexity Level: 1  
Status: Removed  
CEO: Joanna Mirodias  
Case No: C-2024-11050003  
Zoned: RS

2

Details:

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1  
Issued: 12/13/2024

Status: CLS

Agenda No.: 115  
Respondent: ANDRULEWICZ, PETER  
2840 Banyan Ln, Lake Park, FL 33403-1307  
Situs Address: 2840 Banyan Ln, West Palm Beach, FL  
PCN: 00-43-42-17-02-009-0060  
Violations:

Complexity Level: -  
Status: Active  
CEO: Ronald Ramos  
Case No: C-2025-04100033  
Zoned: CG

1

Details:

>In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.  
  
>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
  
>>>MORE SPECIFICALLY, A BOOM TRUCK WEIGHING IN EXCESS OF 12,500LBS (GVWR). IS IMPROPERLY PARKED ON THE SITUS AND IT IS PARKED ON AN UNIMPROVED SURFACE (THE GRASS). Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Park vehicles on an improved surface or remove the vehicle(s).

Code: Unified Land Development Code - 6.D.1.A.1.b.2  
Unified Land Development Code - 6.D.1.A.2.a  
Issued: 04/11/2025

Status: CEH

2

Details:

In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.  
  
>>>MORE SPECIFICALLY, A COMMERCIAL BOX TRUCK IN EXCESS OF 12.500LBS (GVWR) IS PARKED ON THE DRIVEWAY. Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 6.D.1.A.2.a  
Issued: 04/11/2025

Status: CEH

Agenda No.: 116  
Respondent: Watt, Michael; Coelho, Maria  
5273 Washington Rd, Delray Beach, FL 33484-8109  
Situs Address: 5273 Washington Rd, Delray Beach, FL  
PCN: 00-42-46-23-02-000-3160  
Violations:

Complexity Level: -  
Status: Active  
CEO: Dennis A Hamburger  
Type: Life Safety  
Case No: C-2025-07070017  
Zoned: RS

1

Details:

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

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 06, 2025 9:00 AM**

<p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p> <p><b>Issued:</b> 07/10/2025</p> <p><b>Status:</b> CEH</p>
--

### E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

## F. CLOSING REMARKS

- 1. SPECIAL MAGISTRATE**  
**2. COUNTY ATTORNEY**  
**3. STAFF**

**"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "**