



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Special Magistrate: Earl K Mallory  
Contested

Special Magistrate: William Toohey  
Non-Contested

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

Agenda No.:

Respondent:

Situs Address:

PCN:

Complexity Level: 1

BONITA PINES APARTMENTS LLC

5228 4th Rd N, West Palm Beach, FL

00-42-43-35-01-009-0110

Status: Active

CEO: Maggie Bernal

Case No: C-2025-06030004

Zoned: RM

Violations:

1

Details:

Code:

Issued:

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.

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

06/03/2025

Status:

CEH

2

Details:

Code:

Issued:

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing it in a garbage disposal facility or garbage or rubbish storage container.

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

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

06/03/2025

Status:

CEH

3

Details:

Code:

Issued:

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.

Palm Beach County Property Maintenance Code - Section 14-35 (c) (1)

06/03/2025

Status:

CEH

cc:

Bonita Pines Apartments Llc

Agenda No.:

Respondent:

Situs Address:

PCN:

Complexity Level: 1

BONITA PINES APARTMENTS LLC

5146 4th Rd N, West Palm Beach, FL

00-42-43-35-01-009-0100

Status: Active

CEO: Maggie Bernal

Case No: C-2025-06030006

Zoned: RM

Violations:

1

Details:

Code:

Issued:

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.

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

06/03/2025

Status:

CEH

2

Details:

Code:

Issued:

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing it in a garbage disposal facility or garbage or rubbish storage container.

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

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

Status:

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

3	<b>Issued:</b> 06/03/2025	<b>Status:</b> CEH
	<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.	
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (c) (1)	
	<b>Issued:</b> 06/03/2025	<b>Status:</b> CEH

cc: Bonita Pines Apartments Llc

**Agenda No.:**  
**Respondent:** GREAT FORTUNE PROPERTIES LLC  
2232 Dell Range Ln, Ste 200, Cheyenne, WY 82009

**Complexity Level:** 1

**Status:** Active  
**CEO:** Maggie Bernal

**Situs Address:** 6435 Boyd Ln, Lake Worth, FL  
**PCN:** 00-43-45-05-06-001-0810

**Case No:** C-2025-03270003  
**Zoned:** RS

Violations:	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: Back 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> 04/03/2025
		<b>Status:</b> SIT
	2	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2
		<b>Issued:</b> 04/03/2025
		<b>Status:</b> SIT

cc: Great Fortune Properties Llc  
Great Fortune Properties Llc

**Agenda No.:**  
**Respondent:** Lazar, Betsalel; Lazar, Marci Sussman  
9153 Picot Ct, Boynton Beach, FL 33472-2468

**Complexity Level:** 1

**Status:** Active  
**CEO:** Maggie Bernal

**Situs Address:** 3865 Aladdin Ave, Boynton Beach, FL  
**PCN:** 00-43-45-18-00-000-7060

**Case No:** C-2025-05150014  
**Zoned:** RS

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.
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1
		<b>Issued:</b> 06/10/2025
		<b>Status:</b> CEH
	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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)
		<b>Issued:</b> 06/10/2025
		<b>Status:</b> CEH
	3	<b>Details:</b> A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.3
		<b>Issued:</b> 06/10/2025
		<b>Status:</b> CEH
	4	<b>Details:</b> 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
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a
		<b>Issued:</b> 06/10/2025
		<b>Status:</b> CEH

**CODE COMPLIANCE  
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|----|---|
| 7  | <p><b>Details:</b> All electrical equipment, wiring, lighting and appliances shall be properly installed and maintained in a safe and approved manner.</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 Required Electrical permits for all Electrical work perform on this property.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5<br/>Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)</p> <p><b>Issued:</b> 06/10/2025 <b>Status:</b> CEH</p> |
| 8  | <p><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.</p> <p>Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (c ) (1)<br/>Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)</p> <p><b>Issued:</b> 06/10/2025 <b>Status:</b> CEH</p>  |
| 9  | <p><b>Details:</b> All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.</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 Required Plumbing permits for all plumbing work perform on this property.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5<br/>Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)</p> <p><b>Issued:</b> 06/10/2025 <b>Status:</b> CEH</p>     |
| 10 | <p><b>Details:</b> The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)</p> <p><b>Issued:</b> 06/10/2025 <b>Status:</b> CEH</p>   |
| 11 | <p><b>Details:</b> All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)</p> <p><b>Issued:</b> 06/10/2025 <b>Status:</b> CEH</p>  |
| 12 | <p><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.d</p> <p><b>Issued:</b> 06/10/2025 <b>Status:</b> CEH</p>  |
| 13 | <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>Observation: Mechanical (Auto) Shop on property</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2</p> <p><b>Issued:</b> 06/10/2025 <b>Status:</b> CEH</p>     |
| 14 | <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>Observation: Operating Nursey Business on property.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2</p> <p><b>Issued:</b> 06/10/2025 <b>Status:</b> CEH</p> |

CODE COMPLIANCE  
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SEPTEMBER 03, 2025 9:00 AM

- 15

Details:

Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.

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

Issued: 06/10/2025

Status: CEH
- 16

Details:

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

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

Issued: 06/10/2025

Status: CEH
- 17

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(s) has been erected or installed without a valid building permit.

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

Issued: 06/10/2025

Status: CEH

Agenda No.:

Complexity Level: 1

Status: Active

Respondent:

Lee, Pramonte

CEO: Maggie Bernal

3359 Hypoluxo Rd, Lake Worth, FL 33462-3633

Situs Address:

3359 Hypoluxo Rd, Lake Worth, FL

Case No: C-2025-04100004

PCN:

00-43-45-06-02-032-0070

Zoned: RS

- Violations:

1

Details:

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

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

Issued: 04/11/2025

Status: CEH

2

Details:

Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.  
More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)

Issued: 04/11/2025

Status: CEH

Agenda No.:

Complexity Level: 1

Status: Active

Respondent:

Mareus, Toussaint; Mareus, Myrdride

CEO: Maggie Bernal

1192 Fernlea Dr, West Palm Beach, FL 33417-5428

Situs Address:

1192 Fernlea Dr, West Palm Beach, FL

Case No: C-2024-10160017

PCN:

00-42-43-27-21-004-0210

Zoned: RS

- Violations:

2

Details:

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

Code: PBC Amendments to FBC 8th Edition (2023) - 111.1

Issued: 10/17/2024

Status: CEH

Agenda No.:

Complexity Level: 1

Status: Active

Respondent:

Rivero, Vivian

CEO: Maggie Bernal

815 Balfrey Dr S, West Palm Beach, FL 33413-1206

Situs Address:

815 Balfrey Dr S, West Palm Beach, FL

Case No: C-2025-03060002

PCN:

00-42-43-35-06-002-0130

Zoned: RM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Violations:	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: 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> 03/14/2025 <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: 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> 03/14/2025 <b>Status:</b> CEH

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Wimer, Christopher M; Wimer, Krysta Victoria 5564 Souchak Dr, West Palm Beach, FL 33413-1253	CEO: Maggie Bernal
Situs Address:	5564 Souchak Dr, West Palm Beach, FL	Case No: C-2025-04100011
PCN:	00-42-43-35-08-006-0020	Zoned: RM
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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/11/2025 <b>Status:</b> CEH
	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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b <b>Issued:</b> 04/11/2025 <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: Shed (front 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> CEH

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	SWAY 2014 1 BORROWER LLC INVITATION HOMES RYAN LLC C/O 1201 Hays St, Tallahassee, FL 32301-2525	CEO: Brian Burdett
Situs Address:	1264 Wynnewood Dr, West Palm Beach, FL	Case No: C-2025-05190014
PCN:	00-42-43-26-11-000-0320	Zoned: RS
Violations:	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, Tiki Hut 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> 05/21/2025 <b>Status:</b> CEH
	2	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked illegally on a non-designated area, on grass in right-of-way. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 05/21/2025 <b>Status:</b> CEH

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

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, 6-foot wood privacy 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 <b>Issued:</b> 05/21/2025 <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, structure, side of primary structure (north side) 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> 05/21/2025 <b>Status:</b> CEH</p>
5	<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, structure in rear of property, (east side) 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> 05/21/2025 <b>Status:</b> CEH</p>

cc: Sway 2014 1 Borrower Llc Invitation Homes Ryan Llc C/O

<b>Agenda No.:</b>	<b>Complexity Level:</b> 1	<b>Status:</b> Active						
<b>Respondent:</b> YM 26 Flex LLC 2750 NE 185th St, Ste 203, Aventura, FL 33180		<b>CEO:</b> Brian Burdett						
<b>Situs Address:</b> 1560 Latham Rd, 8, West Palm Beach, FL		<b>Case No:</b> C-2024-11140005						
<b>PCN:</b> 00-43-43-29-00-000-3030		<b>Zoned:</b> CG						
<b>Violations:</b>	<table><tr><td>1</td><td><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. More specifically altering site plan without proper approval.</p><p><b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 11/14/2024 <b>Status:</b> CEH</p></td></tr><tr><td>2</td><td><p><b>Details:</b> Landscape areas which are required to be created or preserved, shall not be used for temporary parking or the storage/display of materials or sale of products or services. More specifically, vehicle parked on non-designated areas of parking.</p><p><b>Code:</b> Unified Land Development Code - 7.F.3.A.5 <b>Issued:</b> 11/14/2024 <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. More specifically, asphalt parking area 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> 11/14/2024 <b>Status:</b> CEH</p></td></tr></table>		1	<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. More specifically altering site plan without proper approval.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 11/14/2024 <b>Status:</b> CEH</p>	2	<p><b>Details:</b> Landscape areas which are required to be created or preserved, shall not be used for temporary parking or the storage/display of materials or sale of products or services. More specifically, vehicle parked on non-designated areas of parking.</p> <p><b>Code:</b> Unified Land Development Code - 7.F.3.A.5 <b>Issued:</b> 11/14/2024 <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. More specifically, asphalt parking area 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> 11/14/2024 <b>Status:</b> CEH</p>
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cc: Ym 26 Flex Llc

<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> EMILCAR, ELTA; LOUIS, EXTRAGUENS 10218 Boynton Place Cir, Boynton Beach, FL 33437-2674		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 10218 Boynton Place Cir, Boynton Beach, FL		<b>Case No:</b> C-2025-04150018
<b>PCN:</b> 00-42-45-26-26-000-3370		<b>Zoned:</b> RS

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

Violations:	1	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles(s) parked on grass. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 04/16/2025	<b>Status:</b> CEH
	2	<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 & Ordinances - Chapter 25-1(c)(1)g. <b>Issued:</b> 04/16/2025	<b>Status:</b> CEH
	4	<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, storm shutters have been 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

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active			
<b>Respondent:</b> FERREIRA, MARCOS; TOLEDO, GIOVANNA 10365 Boynton Place Cir, Boynton Beach, FL 33437-2617		<b>CEO:</b> Richard F Cataldo			
<b>Situs Address:</b> 10365 Boynton Place Cir, Boynton Beach, FL		<b>Case No:</b> C-2025-03140008			
<b>PCN:</b> 00-42-45-26-26-000-1680		<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 driveway has been widened with pavers without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/10/2025</td><td><b>Status:</b> CEH</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 driveway has been widened with pavers without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/10/2025	<b>Status:</b> CEH
<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 driveway has been widened with pavers without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/10/2025	<b>Status:</b> CEH			

<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> GOLOMB, STEVEN; GOLOMB, SUSAN J 11350 Wingfoot Dr, Boynton Beach, FL 33437-1625		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 11350 Wingfoot Dr, Boynton Beach, FL		<b>Case No:</b> C-2025-03250010
<b>PCN:</b> 00-42-45-35-01-002-0490		<b>Zoned:</b> RS
<b>Violations:</b>		
<b>2</b>	<b>Details:</b> Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) <b>Issued:</b> 04/07/2025 <b>Status:</b> CEH	
<b>3</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. More specifically, the trailer parked on the driveway in the side yard not screened from view. <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c <b>Issued:</b> 04/07/2025 <b>Status:</b> CEH	

cc: Steven And Susan Golomb

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> KIFFEL, STEVEN M; KIFFEL, SHIRLEY 21691 Frontenac Ct, Boca Raton, FL 33433-7474		<b>CEO:</b> Richard F Cataldo
<b>Situs Address:</b> 10712 Lake Wynds Ct, Boynton Beach, FL		<b>Case No:</b> C-2025-03030040
<b>PCN:</b> 00-42-45-27-15-000-0550		<b>Zoned:</b> RTU
<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 water heater has been replaced 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> <div><b>Status:</b> CEH</div>	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

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, stucco work on the left side of the residence without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/06/2025</p> <p><b>Status:</b> CEH</p>
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cc: Steven M And Shirley Kiffel

<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active				
<b>Respondent:</b> LEIBOVICH, JOSEPH; LEIBOVICH, ANNE E 12725 Oak Arbor Dr, Boynton Beach, FL 33436-6153		<b>CEO:</b> Richard F Cataldo				
<b>Situs Address:</b> 12725 Oak Arbor Dr, Boynton Beach, FL		<b>Case No:</b> C-2024-12270002				
<b>PCN:</b> 00-42-46-01-06-000-0020		<b>Zoned:</b> RT				
<b>Violations:</b>	<table><tr><td>1</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, outdoor light pole(s)/fixture(s) 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><tr><td>2</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 recreation court has been constructed 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>		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, outdoor light pole(s)/fixture(s) 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	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 recreation court has been constructed 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
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<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active								
<b>Respondent:</b> MARTINEZ, DAVID; MARTINEZ, CYNTHIA A 10369 Boynton Place Cir, Boynton Beach, FL 33437-2617		<b>CEO:</b> Richard F Cataldo								
<b>Situs Address:</b> 10369 Boynton Place Cir, Boynton Beach, FL		<b>Case No:</b> C-2025-03100025								
<b>PCN:</b> 00-42-45-26-26-000-1700		<b>Zoned:</b> RS								
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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></td></tr><tr><td>2</td><td><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></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. More specifically, the white PVC fence 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></td></tr><tr><td>4</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. More specifically, the ramps, toolboxes, buckets, etc.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p><p><b>Issued:</b> 03/10/2025</p><p><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. 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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>									
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: GRIFFIN, LISA		CEO: Frank A Davis
	2843 Cambridge Rd, Lake Worth, FL 33462-3814	
Situs Address: 2843 Cambridge Rd, Lake Worth, FL		Case No: C-2025-05150006
PCN: 00-43-45-05-01-013-0310		Zoned: RS
Violations:	<div><div>1</div><div>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 05/27/2025 Status: SIT</div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Abbasi, Ali		CEO: Darrin L Emmons
	10353 Milburn Ln, Boca Raton, FL 33498-4609	
Situs Address: 10353 Milburn Ln, Boca Raton, FL		Case No: C-2025-04040009
PCN: 00-41-47-12-09-003-0110		Zoned: RE
Violations:	<div><div>1</div><div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-041846-0000 has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 04/24/2025 Status: CEH</div></div> <div><div>2</div><div>Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit B-2021-041846-0000 has become inactive. Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 04/24/2025 Status: CEH</div></div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Lyon, Antionette		CEO: Darrin L Emmons
	9563 Richmond Cir, Boca Raton, FL 33434-2314	
Situs Address: 9563 Richmond Cir, Boca Raton, FL		Case No: C-2025-05210009
PCN: 00-42-47-07-09-023-0250		Zoned: AR
Violations:	<div><div>3</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/21/2025 Status: CEH</div></div> <div><div>4</div><div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 05/21/2025 Status: CEH</div></div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent: SBG BOCA HOLDINGS LLC		CEO: Darrin L Emmons
	3692 Lower Union, Orlando, FL 32814	
Situs Address: 19575 S State Road 7, 1, Boca Raton, FL		Case No: C-2025-05120013
PCN: 00-41-47-12-18-000-0050		Zoned: RE

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 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: This officer observed 30 plus vehicles belonging to Enterprise Rental parked in this commercial parking lot. This company is only allotted 6 parking spaces per the site plan and resolution (ZAR-2012-01590).</div><div><div>Code:</div><div>Unified Land Development Code - 1.A.2</div></div><div><div>Issued:</div><div>05/14/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div>
cc: Sbg Boca Holdings Llc	

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> Barahona, Carmelina 4786 Dryden Rd, West Palm Beach, FL 33415-3818		<b>CEO:</b> Jose Feliciano
<b>Situs Address:</b> 4786 Dryden Rd, West Palm Beach, FL		<b>Case No:</b> C-2025-05130008
<b>PCN:</b> 00-42-44-01-15-000-0640		<b>Zoned:</b> RM
<b>Violations:</b>	<div><div><div>1</div><div><b>Details:</b> 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 Semi-Tractor-Trailers parked at property that does not meet this code section. <b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a <b>Issued:</b> 05/15/2025 <b>Status:</b> CEH</div></div><div><div>2</div><div><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. More Specifically: the parking of commercial semi-tractor trailers on public streets or Right-of-Ways is prohibited by this code section. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.a <b>Issued:</b> 05/15/2025 <b>Status:</b> CEH</div></div><div><div>3</div><div><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.  The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.  Observation: Property is being used to operate a commercial semi-tractor trailer business from a single-family dwelling located in a residential Zoning District. Cease operating a commercial semi-tractor trailer transport business from this residential single family located in a residential district. <b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 05/15/2025 <b>Status:</b> CEH</div></div></div>	
cc: Barahona, Carmelina		

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	MARTINEZ, MILTON P; TINAJERO, LETITIA S 1715 Live Oak Dr, West Palm Beach, FL 33415-5536	CEO: Caroline Foulke
Situs Address:	1715 Live Oak Dr, West Palm Beach, FL	Case No: C-2025-03310003
PCN:	00-42-44-11-07-000-0430	Zoned: RS
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, permit # B-2025-024087-0000 garage enclosure has become inactive or expired.</div><div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div></div></div></div>	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

	<div>Issued: 04/24/2025</div> <div>Status: CEH</div>
2	<div>Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2025-024087-0000 garage enclosure.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11</div> <div>Issued: 04/24/2025</div> <div>Status: CEH</div>
3	<div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2005-024086- Porch has become inactive or expired.</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div> <div>Issued: 04/24/2025</div> <div>Status: CEH</div>
4	<div>Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2005-024086- Porch .</div> <div>Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11</div> <div>Issued: 04/24/2025</div> <div>Status: CEH</div>

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	POSH HOSPITALITY NO 3 CONGRESS AVENUE LLC	CEO: Caroline Foulke
	1533 SUNSET Dr, Ste 150, MIAMI, FL 33143	
Situs Address:	2960 Kentucky St, West Palm Beach, FL	Case No: C-2025-03250018
PCN:	00-43-44-05-08-002-0230	Zoned: MUPD
Violations:	<div>1<div>Details: 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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)</div><div>Issued: 03/26/2025</div><div>Status: CEH</div></div> <div>2<div>Details: The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)</div><div>Issued: 03/26/2025</div><div>Status: CEH</div></div> <div>3<div>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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 03/26/2025</div><div>Status: CEH</div></div>	

cc: Posh Hospitality No 3 Congress Avenue Llc

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	THE MOST HIGH REALTY GROUP INC	CEO: Caroline Foulke
	2765 Forest Hill Blvd, West Palm Beach, FL 33406	
Situs Address:	2765 Forest Hill Blvd, West Palm Beach, FL	Case No: C-2025-06040001
PCN:	00-43-44-08-15-006-0050	Zoned: CG
Violations:	<div>1<div>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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 06/16/2025</div><div>Status: CEH</div></div>	

cc: The Most High Realty Group Inc

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	BANK OF AMERICA, NATIONAL ASSOCIATION	CEO: John Gannotti
	1200 South Pine Island Rd, Plantation, FL 33324	
Situs Address:	6830 Okeechobee Blvd, West Palm Beach, FL	Case No: C-2025-03260011
PCN:	00-42-43-27-28-001-0070	Zoned: MUPD

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Violations:	<div>2<div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2012-022846-0000 Electrical Site Lighting has become inactive or expired.  Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 03/27/2025 Status: CEH</div></div>
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cc: Bank Of America, National Association  
Bank Of America, National Association

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Commons Vista Park Llc 1201 Hays St, Tallahassee, FL 32301	CEO: John Gannotti
Situs Address:	2101 Vista Pkwy, West Palm Beach, FL	Case No: C-2025-04170007
PCN:	00-42-43-22-15-021-0140	Zoned: PIPD
Violations:	<div>2<div>Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically the parking lot lighting not operable to sufficiently illuminate the lot after dark, prior to daylight.  Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1) Issued: 04/22/2025 Status: CEH</div></div>	
cc:	Commons Vista Park Llc Commons Vista Park Llc	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Bolin, Samantha 1090 S Ridge Rd, Lake Worth, FL 33462-6138	CEO: Kareem B Graham
Situs Address:	1090 Ridge Rd, Lake Worth, FL	Case No: C-2025-05130027
PCN:	00-43-45-09-08-000-0190	Zoned: RM
Violations:	<div>1<div>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) Issued: 05/14/2025 Status: CEH</div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	VALLADARES, LESTER H ORTIZ 7756 Washington Ave, Lake Worth, FL 33462-5312	CEO: Kareem B Graham
Situs Address:	7756 Washington Ave, Lake Worth, FL	Case No: C-2025-06020016
PCN:	00-43-45-09-09-000-3250	Zoned: RM
Violations:	<div>2<div>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.  Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 06/03/2025 Status: CEH</div><div>4<div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the furniture stored outside on the side of the dwelling.  Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/03/2025 Status: CEH</div></div></div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Byers, Stephen J 7396 Skyline Dr, Delray Beach, FL 33446-2218	CEO: Dennis A Hamburger
Situs Address:	7396 Skyline Dr, Delray Beach, FL	Case No: C-2025-03280005
PCN:	00-42-46-15-01-001-0030	Zoned: AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
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Violations:	1	<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. Specifically, the RVs on the property <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c <b>Issued:</b> 04/02/2025	<b>Status:</b> CEH
	4	<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 wood deck 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> 04/02/2025	<b>Status:</b> CEH

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Fournier, Daniel 5292 Lake Blvd, Delray Beach, FL 33484-4270	CEO: Dennis A Hamburger
Situs Address:	5292 Lake Blvd, Delray Beach, FL	Case No: C-2025-04240001
PCN:	00-42-46-23-02-000-4370	Zoned: RS
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>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 05/12/2025</div><div>Status: 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, a garage 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: 05/12/2025</div><div>Status: CEH</div></div></div> <div><div>3</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 # E94010682 (Electrical) has become inactive or expired.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div><div>Issued: 05/12/2025</div><div>Status: CEH</div></div></div> <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 # B93022797 (Alterations-Residential) has become inactive or expired.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div><div>Issued: 05/12/2025</div><div>Status: CEH</div></div></div> <div><div>5</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 # E94010680 (General Electrical) has become inactive or expired.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div><div>Issued: 05/12/2025</div><div>Status: CEH</div></div></div>	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

6

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P85005414 (Solar Water Heating System) has become inactive or expired.

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

Issued: 05/12/2025

Status: CEH

cc: Code Compliance

Agenda No.:

Complexity Level: -

Status: Active

Respondent:

Gurevich, Igor

CEO: Dennis A Hamburger

200 Saxony E, Delray Beach, FL 33446-1848

Situs Address:

200 Saxony E, Delray Beach, FL

Case No: C-2025-02030019

PCN:

00-42-46-22-09-005-2000

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, renovations have been erected or installed without a valid building permit.

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

Issued: 02/04/2025

Status: CEH

Agenda No.:

Complexity Level: 1

Status: Active

Respondent:

Hertzan, Susan; Hertzan, Marshall; Hertzan, Morgan; Hertzan, Paul; Litvack, Erika H

CEO: Dennis A Hamburger

103 Hamilton Ave, Massapequa, NY 11758-3902

Situs Address:

6345 Lasalle Rd, Delray Beach, FL

Case No: C-2025-04070015

PCN:

00-42-46-10-03-010-0410

Zoned: RS

Violations:

1

Details:

It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.

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

Issued: 05/27/2025

Status: CEH

2

Details:

All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

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

Issued: 05/27/2025

Status: CEH

Agenda No.:

Complexity Level: -

Status: Active

Respondent:

DEPAULIS ENTERPRISE LLC

CEO: Jamie G Illicete

2231 Canal Rd, Palm Beach Gardens, FL 33410

Situs Address:

3728 Freshwater Dr, Jupiter, FL

Case No: C-2024-11260013

PCN:

00-43-41-06-10-000-0240

Zoned: RM

Violations:

2

Details:

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, failed to obtain a Certificate of Completion for permit B-2023-006160-0000 for Alternations-Updating of kitchen & bathrooms.

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

Issued: 12/05/2024

Status: CEH

cc: Building Division

Agenda No.:

Complexity Level: -

Status: Active

Respondent:

FERNANDEZ, CARLOS; FERNANDEZ, CARIDAD

CEO: Paul Kelso

3557 Gulfstream Rd, Lake Worth Beach, FL 33461-3521

Situs Address:

3778 93rd Ln N, West Palm Beach, FL

Case No: C-2025-06090019

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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

PCN:	00-43-42-18-00-000-7280	Zoned:	RM
Violations:	<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, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to the various items left in the front and east side of this property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 06/11/2025</div><div>Status: CEH</div></div></div> <div><div>3</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 no address posted on the front of the structure. A four-digit number that did not match the address was observed affixed next to a door.</div><div>Code: Palm Beach County Codes &amp; Ordinances - 10.11.4</div><div>Issued: 06/11/2025</div><div>Status: CEH</div></div></div>		

Agenda No.:	Complexity Level: -	Status:	Active
Respondent:	FERNANDEZ, Carlos; FERNANDEZ, Caridad	CEO:	Paul Kelso
	3557 Gulfstream Rd, Lake Worth Beach, FL 33461-3521		
Situs Address:	3795 93rd Ln N, West Palm Beach, FL	Case No:	C-2025-06160038
PCN:	00-43-42-18-00-000-7290	Zoned:	RM
Violations:	<div><div>1</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. More specifically, the Green colored Jaguar parked on the property</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b.1</div><div>Issued: 06/18/2025</div><div>Status: CEH</div></div></div> <div><div>3</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.</div><div>Code: Palm Beach County Codes &amp; Ordinances - 10.11.4</div><div>Issued: 06/18/2025</div><div>Status: CEH</div></div></div>		

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> CALDERON, Marcos		<b>CEO:</b> Ray F Leighton
	4674 Holt Rd, West Palm Beach, FL 33415-4706	
<b>Situs Address:</b> 4674 Holt Rd, West Palm Beach, FL		<b>Case No:</b> C-2024-08190009
<b>PCN:</b> 00-42-44-12-04-000-0870		<b>Zoned:</b> RM
<b>Violations:</b>	<div><div>1</div><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 pavers appearing on your property have been erected or installed without a valid building permit.</div><div><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div><b>Issued:</b> 08/20/2024</div><div><b>Status:</b> CEH</div></div></div>	
cc: Code Enforcement		

Agenda No.:	Complexity Level: -	Status:	Active
Respondent:	Victoria, Eleodoro	CEO:	Timothy M Madu
	1304 Beacon Cir, Wellington, FL 33414-3154		
Situs Address:	16190 64th Pl N, Loxahatchee, FL	Case No:	C-2025-04210027
PCN:	00-40-42-36-00-000-5200	Zoned:	AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 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>Specifically, the presence of mold in the master bathroom.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (a) <b>Issued:</b> 04/23/2025 <b>Status:</b> CEH</p>
	2	<p><b>Details:</b> 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.</p> <p>More specifically, the decaying wood in the interior side of the front door and the large gap not creating a seal.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (c) <b>Issued:</b> 04/23/2025 <b>Status:</b> CEH</p>
	3	<p><b>Details:</b> The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.</p> <p>More specifically, the water system defects are causing a brown-colored water and odor to emanate from the faucets.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (d) (3) <b>Issued:</b> 04/23/2025 <b>Status:</b> CEH</p>
	4	<p><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.</p> <p>More specifically, the disrepair and non-working shower.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) <b>Issued:</b> 04/23/2025 <b>Status:</b> CEH</p>
	5	<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>More specifically, the accumulation and storage of vegetative debris on the west side of the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/23/2025 <b>Status:</b> CEH</p>
	6	<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>More specifically, the broken electrical light on the front pillar.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 04/23/2025 <b>Status:</b> CEH</p>
	7	<p><b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.</p> <p>More specifically, cut the grass.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) <b>Issued:</b> 04/23/2025 <b>Status:</b> CEH</p>

<b>Agenda No.:</b>	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> 7 ELEVEN INC 801 US HIGHWAY 1, North Palm Beach, FL 33408		<b>CEO:</b> Nedssa Miranda
<b>Situs Address:</b> 130 N Jog Rd, West Palm Beach, FL		<b>Case No:</b> C-2025-03110019
<b>PCN:</b> 00-42-43-34-08-001-0000		<b>Zoned:</b> MUPD

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 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>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 all the trash, buckets, bottles, plastics, debris, liter, and items storage on the property</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 03/14/2025</div><div>Status: CEH</div></div></div> <div><div>2</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>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height and including extended lots around of the property at all times.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</div><div>Issued: 03/14/2025</div><div>Status: CEH</div></div></div> <div><div>3</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>Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, pressure clean and or paint the walls a long SUNBEAM AVE</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</div><div>Issued: 03/14/2025</div><div>Status: CEH</div></div></div>
cc: 7 Eleven Inc Code Compliance	

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

BORN, GEORGE E; BORN, SANDRA K

5576 Lime Rd, West Palm Beach, FL 33413-1845

5576 Lime Rd, West Palm Beach, FL

00-42-43-35-10-009-0030

Complexity Level: 1

Status: Active

CEO: Nedssa Miranda

Case No: C-2025-02110008

Zoned: RM

3

Details:

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

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. and include removing the tree debris on top of the roof.

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

Issued: 02/19/2025

Status: CEH

6

Details:

Every window, door and frame shall be kept in sound condition, good repair and weather tight.

Repair/maintain the windows, doors, and frames in accordance with Section 14-33 (m). More specifically, remove the wood and properly replace the door a permit may require please contact the building department 561-233-5119 for permit.

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

Issued: 02/19/2025

Status: CEH

cc: Code Compliance

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	GABRIUS, WILFORT ALIX 877 Camellia Dr, Royal Palm Beach, FL 33411-3465	CEO: Nedssa Miranda
Situs Address:	306 Caroline Ave, West Palm Beach, FL	Case No: C-2025-01290031
PCN:	00-42-43-35-10-007-0130	Zoned: RM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 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>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, including but not limited to plastic, mechanical equipment's, car parts, metal, Equipment's, wires, tools, car lift, containers, gallons, containers, box, and or all items that are storage in the public view of the property.</div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div><div><div>Issued:</div><div>02/03/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div> <div><div>3</div><div><div>Details:</div><div>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.</div><div>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.</div><div>Store garbage containers so that they are screened from view from streets or public right-of-way.</div><div><div>Code:</div><div>Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b. Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</div></div><div><div>Issued:</div><div>02/03/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div>
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Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	IVEY, SHEILA; OWENS, JENNIFER JO 1021 Handy Oak Cir, West Palm Beach, FL 33411-3209	CEO: Nedssa Miranda
Situs Address:	1020 Handy Oak Cir, West Palm Beach, FL	Case No: C-2025-03240005
PCN:	00-42-43-29-05-000-0620	Zoned: RS
Violations:	<div><div>2</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>Maintain all exterior surfaces in accordance with Section 14-33 (b). Pressure and or paint the property.</div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-33 (b)</div></div><div><div>Issued:</div><div>03/25/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div> <div><div>3</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>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</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>03/25/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div> <div><div>4</div><div><div>Details:</div><div>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.</div><div>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.</div><div>Store garbage containers so that they are screened from view from streets or public right-of-way.</div><div><div>Code:</div><div>Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b. Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</div></div><div><div>Issued:</div><div>03/25/2025</div></div><div><div>Status:</div><div>CEH</div></div></div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	MESA, ADONIS; MESA, NINSI E 500 S Australian Ave, Ste 500, West Palm Beach, FL 33401 United States	CEO: Nedssa Miranda
Situs Address:	7656 Pioneer Rd, West Palm Beach, FL	Case No: C-2024-09230028
PCN:	00-42-43-27-05-012-0221	Zoned: AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Violations:	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, fence and electrical has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the fence and electrical or remove the fence and electrical.</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 <b>Issued:</b> 09/27/2024 <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, roofed structure #1 has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the roofed structure #1 or remove the roofed structure #1.</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 <b>Issued:</b> 09/27/2024 <b>Status:</b> CEH</p>
	5	<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, ROOFED STRUCTURE #2 has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the ROOFED STRUCTURE #2 or remove the ROOFED STRUCTURE #2.</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 <b>Issued:</b> 09/27/2024 <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. More specifically, METAL CHICKEN COOP has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the METAL CHICKEN COOP or remove the METAL CHICKEN COOP.</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 <b>Issued:</b> 09/27/2024 <b>Status:</b> CEH</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, SMALL SHED #1 has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the SMALL SHED #1 or remove the SMALL SHED #1.</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 <b>Issued:</b> 09/27/2024 <b>Status:</b> CEH</p>

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

- 8

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

Obtain required building permits for the ADDITONAL WOOD AND METAL FENCE or remove the ADDITONAL WOOD AND METAL FENCE.

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/27/2024 **Status:** CEH
- 9

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

Obtain required building permits for the SHED #2 or remove the SHED #2.

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/27/2024 **Status:** CEH
- 10

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

Obtain required building permits for the ROOFED STRUCTURE #3 or remove the ROOFED STRUCTURE #3.

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/27/2024 **Status:** CEH
- 11

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

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

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/27/2024 **Status:** CEH
- 12

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

Obtain required building permits for the WOOD CHICKEN COOK or remove the WOOD CHICKEN COOK.

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

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

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

- Issued: 09/27/2024

Status: CEH
- 14

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.
- Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g).
- Code:

Palm Beach County Property Maintenance Code - Section 14-33 (g)
- Issued: 09/27/2024

Status: CEH
- 15

Details:

Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.
- On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
- 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, Obtain a Permit for the Site Development and Fill.
- Code:

PBC Amendments to FBC 8th Edition (2023) - 110.10  
Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
- Issued: 09/27/2024

Status: CEH

cc: Mesa, Adonis  
Mesa, Ninsi E

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	MORENO, DIANA; MORENO ANDRADE, CARLOS D 415 W Shadyside Cir, West Palm Beach, FL 33415-2534	CEO: Nedssa Miranda
Situs Address:	415 W Shadyside Cir, West Palm Beach, FL	Case No: C-2025-04230010
PCN:	00-42-44-02-09-000-0240	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, SHED/STRUCTURE #2 has been erected or installed without a valid building permit.</div></div></div> <div><div>Obtain required building permits for the SHED/STRUCTURE #2 or remove the SHED/STRUCTURE #2.</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>	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

	<div>Issued: 05/01/2025Status: CEH</div>
2	<div><div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACITIVE SHED permit # B-2019-026653-0000 has become inactive or expired.</div><div>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, INACITIVE SHED permit # B-2019-026653-0000.</div><div>Obtain a Certificate of Completion for permit # INACITIVE SHED permit # B-2019-026653-0000</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</div><div>Issued: 05/01/2025Status: CEH</div></div>
3	<div><div>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</div><div>Cease using recreational vehicles, boats, sports vehicles and/or trailers for living, sleeping or housekeeping purposes.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.d</div><div>Issued: 05/01/2025Status: CEH</div></div>
4	<div><div>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.</div><div>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.</div><div>Code: Unified Land Development Code - 6.D.1.A.2.a</div><div>Issued: 05/01/2025Status: CEH</div></div>

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY 14 Ram Clark Rd, New City, NY 10956-1210	CEO: Nedssa Miranda
Situs Address:	5110 Wallis Rd, West Palm Beach, FL	Case No: C-2025-01290023
PCN:	00-42-43-35-16-000-0270	Zoned: RM
Violations:	<div><div>1Details: 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>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height all over the property</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</div><div>Issued: 01/30/2025Status: CEH</div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY 14 Ramclark Rd, New City, NY 10956-1210	CEO: Nedssa Miranda
Situs Address:	198 Tropical Ave, West Palm Beach, FL	Case No: C-2025-01290024
PCN:	00-42-43-35-02-010-0010	Zoned: RM
Violations:	<div><div>1Details: 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>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Please cut the grass in the entire area of the property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</div><div>Issued: 01/30/2025Status: CEH</div></div>	

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM**

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

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

This property has approval for a Single-Family Dwelling within the RM Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your residential property.

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

**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 01/30/2025                                 **Status:** CEH

**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:** 01/30/2025                                 **Status:** CEH

**4**     **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, Paint the property accordingly

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 01/30/2025                                 **Status:** CEH

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

Maintain the exterior of the structure in accordance with Section 14-33 (a).

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 01/30/2025                                 **Status:** CEH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all item's storage in public view

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 01/30/2025                                 **Status:** CEH

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

Obtain required building permits for the FILL DIRT \_or remove the FILL DIRT.

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

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

- Issued: 01/30/2025

Status: CEH
- 8

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:** 01/30/2025

Status: CEH
- 9

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE has been erected or installed without a valid building permit.  
  
Obtain required building permits for the SHED/STRUCTURE or remove the SHED/STRUCTURE.  
  
Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/30/2025

Status: CEH
- 10

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ADDITION/STRUCTURE has been erected or installed without a valid building permit.  
  
Obtain required building permits for the ADDITION/STRUCTURE or remove the ADDITION/STRUCTURE.  
  
Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/30/2025

Status: CEH
- 11

Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.  
  
Remove TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard.  
**Code:** Unified Land Development Code - 6.D.1.A.3.b  
**Issued:** 01/30/2025

Status: CEH
- 12

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:** 01/30/2025

Status: CEH
- 13

Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.  
  
On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.  
  
Obtain a Permit for the Site Development and Fill.  
**Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1  
**Issued:** 01/30/2025

Status: CEH

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: 1

SOSA, CHARLES M; SOSA, NIKO

5966 Lime Rd, West Palm Beach, FL 33413-1127

00-42-43-35-13-027-0020

Status: Active

CEO: Nedssa Miranda

Case No: C-2025-04280014

Zoned: RM

3

Details:

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

Please remove the rock and gravel or obtain a Right-of-way permit from the Land Development Division. More specifically, Rock or gravel placed in the County Road right of way without approval from Land development. RESOD THE AREA WITH GRASS.

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030

Issued: 05/01/2025

Status: CEH

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 (PVC AND WHITE METAL) has been erected or installed without a valid building permit.

Obtain required building permits for the FENCE (PVC AND WHITE METAL) or remove the FENCE (PVC AND WHITE METAL).

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: 05/01/2025

Status: CEH

cc: Code Compliance

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: 1

Unknown Personal Representative Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Trinidad Oropeza and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (467 AVOCADO AVE WEST PALM BEACH FL 33413 1871and 00-42-43-35-12-025-0102).

467 Avocado Ave, West Palm Beach, FL 33413-1871

00-42-43-35-12-025-0102

Status: Active

CEO: Nedssa Miranda

Case No: C-2025-03170057

Zoned: RM

1

Details:

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

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

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

Issued: 03/24/2025

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.

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, buckets, trash, plastics, containers, coolers, equipment's and include all items storage in public view.

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

Issued: 03/24/2025

Status: CEH

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

3	<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. Fence disrepair</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e)</p> <p><b>Issued:</b> 03/24/2025 <b>Status:</b> CEH</p>
4	<p><b>Details:</b> Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b. Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</p> <p><b>Issued:</b> 03/24/2025 <b>Status:</b> CEH</p>
5	<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> 03/24/2025 <b>Status:</b> CEH</p>
6	<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>Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.</p> <p><b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a</p> <p><b>Issued:</b> 03/24/2025 <b>Status:</b> CEH</p>
7	<p><b>Details:</b> 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.</p> <p>Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, pressure clean and or paint the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b)</p> <p><b>Issued:</b> 03/24/2025 <b>Status:</b> CEH</p>

cc: Code Compliance

<b>Agenda No.:</b>	<b>Complexity Level:</b> 1	<b>Status:</b> Active		
<b>Respondent:</b>	ANGLICAN CATEDRAL CHURCH OF SAO PAULO IN FLORIDA CORP 3927 N Federal Hwy, Pompano Beach, FL 33064	<b>CEO:</b> Joanna Mirodias		
<b>Situs Address:</b>	7529 Prescott Ln, Lake Worth, FL	<b>Case No:</b> C-2025-05140026		
<b>PCN:</b>	00-42-45-09-15-000-0480	<b>Zoned:</b> RTS		
<b>Violations:</b>	<table><tr><td>1</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 white aluminum 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> 06/02/2025 <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, the white aluminum 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> 06/02/2025 <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, the white aluminum 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> 06/02/2025 <b>Status:</b> CEH			

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

2	<p><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:</p> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>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.</p> <p>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 or window that opens to provide direct access from the home to the swimming pool.</p> <p>d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) <b>Issued:</b> 06/02/2025 <b>Status:</b> CEH</p>
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cc: Anglican Cathedral Church Of Sao Paulo In Florida Corp

<b>Agenda No.:</b>	<b>Complexity Level:</b> 1	<b>Status:</b> Active		
<b>Respondent:</b> Faustin, Max Eddy Frantz 7625 Colony Lake Dr, Boynton Beach, FL 33436-1301		<b>CEO:</b> Joanna Mirodias		
<b>Situs Address:</b> 7625 Colony Lake Dr, Boynton Beach, FL		<b>Case No:</b> C-2024-12050016		
<b>PCN:</b> 00-42-45-12-18-000-0010		<b>Zoned:</b> PUD		
<b>Violations:</b>	<table><tr><td>1</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> 01/23/2025 <b>Status:</b> SIT</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, 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> 01/23/2025 <b>Status:</b> SIT
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, 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> 01/23/2025 <b>Status:</b> SIT			

<b>Agenda No.:</b>	<b>Complexity Level:</b> 1	<b>Status:</b> Active						
<b>Respondent:</b> JEAN CHARLES, MERDENISE 3210 Caribb Way, Lantana, FL 33462-3712		<b>CEO:</b> Joanna Mirodias						
<b>Situs Address:</b> 3210 Caribb Way, Lake Worth, FL		<b>Case No:</b> C-2025-03270024						
<b>PCN:</b> 00-43-45-06-01-018-0040		<b>Zoned:</b> RS						
<b>Violations:</b>	<table><tr><td>1</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> 04/15/2025 <b>Status:</b> CEH</td></tr><tr><td>2</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 structure with plumbing 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> 04/15/2025 <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, enclosing the screen porch without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/15/2025 <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, 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> 04/15/2025 <b>Status:</b> CEH	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, the accessory structure with plumbing 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> 04/15/2025 <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, enclosing the screen porch without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/15/2025 <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, 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> 04/15/2025 <b>Status:</b> CEH							
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, the accessory structure with plumbing 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> 04/15/2025 <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, enclosing the screen porch without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/15/2025 <b>Status:</b> CEH							

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Mejia, Isabel Teresa Rivera		CEO: Joanna Mirodias
	1510 Crest Dr, Lake Worth Beach, FL 33461-6064	
Situs Address: 1510 Crest Dr, Lake Worth, FL		Case No: C-2025-03170059
PCN: 00-43-44-32-04-009-0100		Zoned: RS
Violations:	<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, enclosing the carport without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 03/19/2025 <b>Status:</b> CEH</div></div> <div><div>3</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> 03/19/2025 <b>Status:</b> CEH</div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Meklir, Katie		CEO: Joanna Mirodias
	1188 Marine Dr, West Palm Beach, FL 33409-6240	
Situs Address: 5555 Gun Club Rd, West Palm Beach, FL		Case No: C-2025-05070024
PCN: 00-42-44-02-01-000-0186		Zoned: RT
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, the black chain link 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> 05/07/2025 <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, the entry columns 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> 05/07/2025 <b>Status:</b> CEH</div></div> <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, the SFD has been partially demolished without a valid building permit. Permit #B-2023-015166-0000 (Demolition - SFD w/Vacant Lot Landscaping) is inactive. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 05/07/2025 <b>Status:</b> CEH</div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Sardino, Donald J		CEO: Joanna Mirodias
	6501 S Military Trl, Lake Worth, FL 33463-7531	
Situs Address: 6501 S Military Trl, Lake Worth, FL		Case No: C-2024-11210023
PCN: 00-42-45-01-00-000-3170		Zoned: AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Violations:	1	<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>Observation: The site is operating as a Retail Nursery and Landscape Service.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2</p> <p><b>Issued:</b> 02/19/2025</p>	<b>Status:</b> CEH
	2	<p><b>Details:</b> Outdoor bulk storage of mulch, rock, soil, or similar material shall comply with the Outdoor Storage standards contained in Art. 5.B, Accessory Uses and Structures. Outdoor bulk storage in residential zoning districts shall be setback a minimum of 50 feet or the district setback, whichever is greater. More specially, outdoor bulk storage is being stored in the setback.</p> <p><b>Code:</b> Unified Land Development Code - 4.B.6.C.14.g</p> <p><b>Issued:</b> 02/19/2025</p>	<b>Status:</b> CEH

<b>Agenda No.:</b>	<b>Complexity Level:</b> 1	<b>Status:</b> Active								
<b>Respondent:</b> Trompe, Floguy		<b>CEO:</b> Joanna Mirodias								
	7769 Loomis St, Lake Worth, FL 33462-6117									
<b>Situs Address:</b> 7769 Loomis St, Lake Worth, FL		<b>Case No:</b> C-2024-12300006								
<b>PCN:</b> 00-43-45-10-07-000-1270		<b>Zoned:</b> RM								
<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 fence has been erected or installed without a valid building permit.</td></tr><tr><td></td><td><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</td></tr><tr><td></td><td><b>Issued:</b> 01/13/2025</td></tr><tr><td></td><td><b>Status:</b> CEH</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 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> 01/13/2025		<b>Status:</b> CEH
<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 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> 01/13/2025									
	<b>Status:</b> CEH									

<b>Agenda No.:</b>	<b>Complexity Level: 1</b>	<b>Status:</b> Active								
<b>Respondent:</b> 7265 ARCADIA CT LLC		<b>CEO:</b> Adam F Moulton								
	7265 Arcadia Cp, Boca Raton, FL 33433									
<b>Situs Address:</b> 7547 Silver Woods Ct, Boca Raton, FL		<b>Case No:</b> C-2025-05300002								
<b>PCN:</b> 00-42-47-21-06-000-0520		<b>Zoned:</b> AR								
<b>Violations:</b>	<table><tr><td><b>2</b></td><td><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.</td></tr><tr><td></td><td><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g.</td></tr><tr><td></td><td><b>Issued:</b> 05/30/2025</td></tr><tr><td></td><td><b>Status:</b> CEH</td></tr></table>		<b>2</b>	<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 & Ordinances - Chapter 25-1(c)(1)g.		<b>Issued:</b> 05/30/2025		<b>Status:</b> CEH
<b>2</b>	<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 & Ordinances - Chapter 25-1(c)(1)g.									
	<b>Issued:</b> 05/30/2025									
	<b>Status:</b> CEH									

cc: 7265 Arcadia Ct Llc

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> SG 7176 LLC		<b>CEO:</b> Adam F Moulton
	5440 Glades Rd, Ste 520, Boca Raton, FL 33431-7277	
<b>Situs Address:</b> 7176 Beracasa Way, Boca Raton, FL		<b>Case No:</b> C-2024-12130005
<b>PCN:</b> 00-42-47-21-10-000-0080		<b>Zoned:</b> CG
<b>Violations:</b>	<div><div>3</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 # E-2020-018986-0000 "electrical generator" has become inactive or expired.  A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, E-2020-018986-0000 does not have a Certificate of Completion.</div></div>	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

	<div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 03/17/2025Status: CEH</div>
cc: Sg 7176 Llc	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	HARMON, CEDRIC; HARMON, SHERRYANN PO BOX 13708, Fort Pierce, FL 34979-3708	CEO: Nick N Navarro
Situs Address:	4370 Coconut Rd, Lake Worth, FL	Case No: C-2025-04210038
PCN:	00-43-44-30-01-042-0051	Zoned: RM
Violations:	<div><div>1Details: 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.  &gt;&gt; Landscaping trucks. 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: 04/21/2025Status: CEH</div><div>2Details: 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.  &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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/21/2025Status: CEH</div><div>3Details: 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.  &gt;&gt; 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: 04/21/2025Status: CEH</div></div>	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	RUDDER, FREDERICK A 3405 Baltusrol Ln, Lake Worth, FL 33467-1303	CEO: Nick N Navarro
Situs Address:	3405 Baltusrol Ln, Lake Worth, FL	Case No: C-2025-04070021
PCN:	00-42-44-21-01-000-2450	Zoned: RS
Violations:	<div><div>1Details: 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.  &gt;&gt; Trailers. Please park/ store trailers in the side or rear yard where they are screened 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: 04/08/2025Status: CEH</div><div>2Details: 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.  &gt;&gt; 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</div></div>	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

	<div>Issued: 04/08/2025Status: CEH</div> <div>3Details: 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;&gt; Remove all open/outdoor storage of inoperable vehicles, automotive parts, tires, garbage, trash or similar items on the property.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div> <div>Issued: 04/08/2025Status: CEH</div> <div>4Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div> <div>&gt;&gt;&gt; No parking / storing vehicles on the grass.</div> <div>Code: Unified Land Development Code - 6.D.1.A.1.b.2</div> <div>Issued: 04/08/2025Status: CEH</div> <div>5Details: 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>&gt;&gt;&gt; Please cease parking, storing or keeping 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>Code: Unified Land Development Code - 6.D.1.A.1.a</div> <div>Issued: 04/08/2025Status: CEH</div>
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Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Ethel Hoppe, Life Tenant; and Charles W. Hoppe, Jr., Remainderman 567 Riverside Dr, Palm Beach Gardens, FL 33410-4844	CEO: Steve R Newell
Situs Address:	8633 Satalite Ter, West Palm Beach, FL	Case No: C-2025-05120002
PCN:	00-43-42-19-04-000-0531	Zoned: RM
Violations:	<div>1Details: 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>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</div> <div>Issued: 06/10/2025Status: CEH</div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	PEDRO E DE LA UZ ESTATE Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Pedro E De La Uz and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 1183 Woodcrest Rd W. WPB. FL.; and Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Pedro E De La Uz and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 1183 Woodcrest Rd W. WPB. FL. 1183 Woodcrest Rd W, West Palm Beach, FL 33417-5726	CEO: Paul Pickett
Situs Address:	1183 Woodcrest Rd W, West Palm Beach, FL	Case No: C-2025-04040001
PCN:	00-42-43-26-18-006-0030	Zoned: RS
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, GAZEBO 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: 04/07/2025Status: CEH</div>	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

	<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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</div> <div><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div><b>Issued:</b> 04/07/2025</div> <div><b>Status:</b> CEH</div>
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Agenda No.:

Respondent:

Situs Address:

PCN:

Complexity Level: 1

221 Van Houten Ave, Passaic, NJ 07055

22696 SW 54th Ave, Boca Raton, FL

00-42-47-29-05-004-0070

Status: Active

CEO: Patrick L Prentice

Case No: C-2024-09180020

Zoned: RS

Violations:	<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. Specifically, a large metal pergola has been erected or installed in the backyard without a valid building permit.</div> <div><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div><b>Issued:</b> 09/20/2024</div> <div><b>Status:</b> CEH</div>
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cc: Boca Asm Llc  
Boca Asm Llc  
Boca Asm Llc

<div>Agenda No.:</div> <div>Respondent:</div> <div>Situs Address:</div> <div>PCN:</div>	<div>Complexity Level: 1</div> <div>Karsten, Jerry Nelson II; Karsten, Jessica</div> <div>22642 SW 64th Way, Boca Raton, FL 33428-6005</div> <div>22642 SW 64th Way, Boca Raton, FL</div> <div>00-42-47-30-04-014-0190</div>	<div>Status: Active</div> <div>CEO: Patrick L Prentice</div> <div>Case No: C-2025-02190014</div> <div>Zoned: RM</div>
Violations:	<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, a paver driveway has been erected or installed in the front of the residence without a valid building permit.</div> <div><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</div> <div><b>Issued:</b> 02/19/2025</div> <div><b>Status:</b> CEH</div>	

Agenda No.:

Respondent:

Situs Address:

PCN:

Complexity Level: -

HORN, HENDRIK Jr

15136 73rd Ter N, Palm Beach Gardens, FL 33418-1943

15136 73rd Ter N, Palm Beach Gardens, FL

00-42-41-16-00-000-5660

Status: Active

CEO: Ronald Ramos

Case No: C-2025-05230005

Zoned: AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Violations:	1	<p><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.</p> <p>&gt;&gt;&gt;MORE SPECIFICALLY, THERE ARE PILES OF FILL ON THE PROPERTY AND FILL SPREAD ON THE PROPERTY THAT HAVE BEEN ADDED WITHOUT A PERMIT. Please obtain the required permit for IMPACT OF CONSTRUCTION.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10 <b>Issued:</b> 06/11/2025 <b>Status:</b> CEH</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>&gt;&gt;&gt;MORE SPECIFICALLY, VEGETATIVE DEBRIS IS PILED AND STORED ALONG THE FRONTAGE OF THE SITUS, AT THE ROADS EDGE. 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> 06/11/2025 <b>Status:</b> CEH</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.</p> <p>&gt;&gt;&gt;MORE SPECIFICALLY, THERE IS A BOX TRAILER PARKED BETWEEN THE STREET AND STRUCTURE. Remove THE TRAILER from the front setback or other area between the structure and street. Park THE TRAILER in the side or rear yard.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.b <b>Issued:</b> 06/11/2025 <b>Status:</b> CEH</p>

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	PRISTINE PROPERTIES OF WPB LLC 8690 N 112TH Ter, Palm Beach Gardens, FL 33412	CEO: Ronald Ramos
Situs Address:	12781 Wilderness Dr, Palm Beach Gardens, FL	Case No: C-2025-04020022
PCN:	00-41-41-27-01-001-0180	Zoned: AR
Violations:	<p>1 <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>&gt;&gt;&gt;More specifically, permit # B-2023-050521-0000=(WINDOWS/DOORS REPLACEMENT) has become inactive or expired. Permit #B-2023-050521-0000=(WINDOWS/DOORS REPLACEMENT) has expired. Obtain a new permit or re-activate permit #B-2023-050521-0000=(WINDOWS/DOORS REPLACEMENT).</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>&gt;&gt;&gt;MORE SPECIFICALLY, OBTAIN A CERTIFICATE OF COMPLETION FOR PERMIT # B-2023-050521-0000=(WINDOWS/DOORS REPLACEMENT).</p>	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

	<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> 04/15/2025 <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.</p> <p>&gt;&gt;&gt;&gt;MORE SPECIFICALLY, PERMIT # B-2023-025698-0000=(REROOFING) has become inactive or expired. Permit # B-2023-025698-0000=(REROOFING) has expired. Obtain a new permit or re-activate permit #B-2023-025698-0000=(REROOFING).</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>&gt;&gt;&gt;&gt;MORE SPECIFICALLY, OBTAIN A CERTIFICATE OF COMPLETION FOR PERMIT # B-2023-025698-0000=(REROOFING).</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> 04/15/2025 <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>&gt;&gt;&gt;&gt;MORE SPECIFICALLY, AN ATTACHED GARAGE has been erected or installed without a valid building permit. Obtain required building permits for the ATTACHED GARAGE or remove the ATTACHED GARAGE - WITH A DEMOLITION PERMIT.</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> 04/15/2025 <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>&gt;&gt;&gt;&gt;MORE SPECIFICALLY, THE ORIGINAL ATTACHED GARAGE has been DEMOLISHED without a valid building permit. OBTAIN A DEMOLITION PERMIT FOR THE ORIGINAL ATTACHED GARAGE. 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> 04/15/2025 <b>Status:</b> CEH</p>

<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active		
<b>Respondent:</b>	RODGERS, RONALD; RODGERS, JODI 9336 Birmingham Dr, Palm Beach Gardens, FL 33410-5926	<b>CEO:</b> Ronald Ramos		
<b>Situs Address:</b>	9336 Birmingham Dr, Palm Beach Gardens, FL	<b>Case No:</b> C-2025-04040003		
<b>PCN:</b>	00-42-42-13-01-005-0010	<b>Zoned:</b> RM		
<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.  &gt;&gt;&gt;&gt;MORE SPECIFICALLY, OPEN STORAGE IS VISIBLE FROM THE ROADWAY. 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.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 05/08/2025 <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, OPEN STORAGE IS VISIBLE FROM THE ROADWAY. 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.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 05/08/2025 <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, OPEN STORAGE IS VISIBLE FROM THE ROADWAY. 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.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 05/08/2025 <b>Status:</b> CEH			

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: -

SOUTHPORTE ONE AT JONATHAN'S LANDING  
CONDOMINIUM ASSOCIATION, INC.  
759 SW FEDERAL HIGHWAY, Ste 213, STUART, FL 349

Case No: C-2025-02240007

Zoned:

1

Details:

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

>>>>MORE SPECIFICALLY, THERE ARE CRACKS THROUGH THE CONCRETE ENTRANCE, CIRCULAR DRIVEWAY, PARKING LOT, MULTIPLE PARKING STOPPERS MADE OF CONCRETE ARE CRACKED AND/OR MISSING PIECES AND CONCRETE SLATES ERECTED BETWEEN THE PARKING AREAS ARE CRACKED. > Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions.

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

Issued: 03/07/2025

Status: CEH

cc: Southporte One At Jonathan'S Landing Condominium Association, Inc.

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: -

TAORMINA, JOSEPH  
3625 Island Rd, Palm Beach Gardens, FL 33410-2241

Case No: C-2025-03310028

Zoned: RM

1

Details:

>Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.

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

>>>>MORE SPECIFICALLY, A TRAILERED BOAT IS PARKED BETWEEN THE STREET AND STRUCTURE (ON THE RGHT-OF-WAY). 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.

Code: Unified Land Development Code - 6.D.1.A.3.b

Unified Land Development Code - 6.D.1.A.3.c

Issued: 04/03/2025

Status: CEH

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: 1

22868 Dolphin LLC  
7901 4th St N, Ste 300, St. Petersburg, FL 33702

Case No: C-2025-03230001

Zoned: AR

1

Details:

Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the grass and weeds are overgrown and are not being maintained on the property.

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

Issued: 03/28/2025

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 metal structure with vinyl top has been erected or installed on the property without a valid building permit.

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

Issued: 03/28/2025

Status: CEH

3

Details:

It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there appears to be unlicensed and/or unregistered vehicles are parked on the property.

ePZB / CE\_Merge\_Agenda.rpt-1066

Page: 35 of 45

Print Date: 7/23/2025 04:31 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

	<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1 <b>Issued:</b> 03/28/2025	<b>Status:</b> CEH
<b>cc:</b> 22868 Dolphin Llc Occupant		

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> Albee LLC 19800 SW 180th Ave, Lot 418, Miami, FL 33187		<b>CEO:</b> Teresa G Rouse
<b>Situs Address:</b> 10588 Sandalfoot Blvd, Boca Raton, FL		<b>Case No:</b> C-2025-04020020
<b>PCN:</b> 00-41-47-25-02-000-1430		<b>Zoned:</b> AR
<b>Violations:</b>	<div><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 new roof has been erected or installed on the home without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/04/2025 <b>Status:</b> CEH</div></div><div><div>2</div><div><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. More specifically, the mobile home skirting is in a state of disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a) <b>Issued:</b> 04/04/2025 <b>Status:</b> CEH</div></div><div><div>3</div><div><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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c) <b>Issued:</b> 04/04/2025 <b>Status:</b> CEH</div></div></div>	
<b>cc:</b> Albee Llc Occupant		

<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Melo, Leonardo M 22878 Neptune Rd, Boca Raton, FL 33428-5745		<b>CEO:</b> Teresa G Rouse
<b>Situs Address:</b> 22878 Neptune Rd, Boca Raton, FL		<b>Case No:</b> C-2025-01190001
<b>PCN:</b> 00-41-47-36-03-000-6020		<b>Zoned:</b> AR
<b>Violations:</b>	<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. Specifically, 6-foot wooden 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> 02/10/2025<b>Status:</b> CEH</div></div>	

<b>Agenda No.:</b>	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Pompano 41 CT, LLC 12740 Yardley Dr, Boca Raton, FL 33428-4866		<b>CEO:</b> Teresa G Rouse
<b>Situs Address:</b> 22773 SW 65th Ave, Boca Raton, FL		<b>Case No:</b> C-2025-04230051
<b>PCN:</b> 00-42-47-30-02-010-0130		<b>Zoned:</b> RM
<b>Violations:</b>	<div><div>4</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. More specifically, there are vehicles parked on the property that appear to be unlicensed or unregistered. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1 <b>Issued:</b> 05/05/2025<b>Status:</b> CEH</div></div>	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

cc: Occupant  
Pompano 41 Court, Llc

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Robinson, Darius 10332 Dorchester Dr, Boca Raton, FL 33428-4207	CEO: Teresa G Rouse
Situs Address:	10332 Dorchester Dr, Boca Raton, FL	Case No: C-2025-05090001
PCN:	00-41-47-25-04-003-0100	Zoned: RS
Violations:	<div><div>1</div><div>Details: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water. More specifically, the home does not have running water.  Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1) Issued: 05/21/2025Status: CEH</div></div> <div><div>2</div><div>Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. More specifically, the pool water is green and is not being maintained.  Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 05/21/2025Status: CEH</div></div> <div><div>3</div><div>Details: All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. More specifically, there are signs of insect infestation in the home.  Code: Palm Beach County Property Maintenance Code - Section 14-36 Issued: 05/21/2025Status: CEH</div></div>	

Agenda No.: Complexity Level: 1 Status: Active  
Respondent: Shelest, Art CEO: Teresa G Rouse  
PO BOX 8441, Pompano Beach, FL 33075-8441  
Situs Address: 10587 228th Ln S, Boca Raton, FL Case No: C-2025-03100008  
PCN: 00-41-47-25-11-001-0420 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, a six-foot wood fence has been erected or installed on the property without a valid building permit.  Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/18/2025Status: CEH</div></div>
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cc: Code Compliance  
Occupant  
Shelest, Art

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Ford, Robert J 1748 NW Avenue G, Belle Glade, FL 33430-1622	CEO: Omar J Sheppard
Situs Address:	NW Avenue G, FL	Case No: C-2025-03200001
PCN:	00-36-43-36-02-000-0010	Zoned: RM
Violations:	<div><div>1</div><div>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/02/2025Status: CEH</div></div> <div><div>2</div><div>Details: Parking shall be prohibited on all vacant properties.  Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 05/02/2025Status: CEH</div></div>	

Agenda No.: Complexity Level: - Status: Active  
Respondent: Jaimez, Maria CEO: Omar J Sheppard  
1641 NW Avenue F, Belle Glade, FL 33430-1611  
Situs Address: 1641 NW Avenue F, Belle Glade, FL Case No: C-2025-03130001  
PCN: 00-36-43-36-01-001-0190 Zoned: RM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Violations:	1	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 05/02/2025	<b>Status:</b> CEH
	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> 05/02/2025	<b>Status:</b> CEH
	6	<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> 05/02/2025	<b>Status:</b> CEH

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> Kermes, Erika 1010 SW Jennifer Ter, Port Saint Lucie, FL 34953-1837		<b>CEO:</b> Omar J Sheppard
<b>Situs Address:</b> 12084 Lakeshore Dr, FL		<b>Case No:</b> C-2025-01140007
<b>PCN:</b> 00-37-41-33-03-012-0011		<b>Zoned:</b> IL
<b>Violations:</b>		
<b>1</b>	<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.  The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.  This property is a vacant lot in the IL/Light Industrial Zoning District. During a recent inspection, it was observed that multiple commercial trailers were being parked on the vacant lot in question.  <b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 04/09/2025 <b>Status:</b> CEH	

cc: Kermes, Erika

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> Leone, Christina; Murphy, Thomas 12668 73rd Ct N, West Palm Beach, FL 33412-1432		<b>CEO:</b> Omar J Sheppard
<b>Situs Address:</b> 12668 73rd Ct N, West Palm Beach, FL		<b>Case No:</b> C-2024-12200012
<b>PCN:</b> 00-41-42-27-00-000-7410		<b>Zoned:</b> AR
<b>Violations:</b>	<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, pillars have been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/20/2024</div></div> <div><b>Status:</b> CEH</div>	

<b>Agenda No.:</b>	<b>Complexity Level: -</b>	<b>Status:</b> Active
<b>Respondent:</b> Paulino, Virginia 17423 38th Ln N, Loxahatchee, FL 33470-5417		<b>CEO:</b> Omar J Sheppard
<b>Situs Address:</b> 17423 38th Ln N, Loxahatchee, FL		<b>Case No:</b> C-2025-01060004
<b>PCN:</b> 00-40-43-14-00-000-1150		<b>Zoned:</b> AR

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>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.</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.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10</div><div>Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1</div><div>Issued: 01/27/2025</div><div>Status: 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, a fence 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: 01/27/2025</div><div>Status: CEH</div></div></div>
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Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Roa, Felipe Martinez	CEO: Omar J Sheppard
	13400 Us Highway 441, Canal Point, FL 33438-9549	
Situs Address:	13400 US Highway 441 N, Canal Point, FL	Case No: C-2025-04150007
PCN:	00-37-41-27-01-026-0010	Zoned: AP
Violations:	<div><div>1</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.</div><div>Code: Unified Land Development Code - 6.D.1.A.2.a</div><div>Issued: 05/22/2025</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises.</div><div>Code: Unified Land Development Code - 5.B.1.A.3.a</div><div>Issued: 05/22/2025</div><div>Status: CEH</div></div></div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Rockoff, Meshullam U	CEO: Omar J Sheppard
	16318 E Wiltshire Dr, Loxahatchee, FL 33470-4044	
Situs Address:	16318 E Wiltshire Dr, Loxahatchee, FL	Case No: C-2025-02200011
PCN:	00-40-43-24-00-000-4060	Zoned: AR
Violations:	<div><div>1</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.</div></div></div>	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

	<b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a <b>Issued:</b> 03/14/2025	<b>Status:</b> CEH
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<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Arbassio, Kathleen 14607 89th Pl N, Loxahatchee, FL 33470-5618		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 14607 89th Pl N, Loxahatchee, FL		<b>Case No:</b> C-2024-11040017
<b>PCN:</b> 00-41-42-20-00-000-3210		<b>Zoned:</b> AR
<b>Violations:</b>	<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. More specifically but not limited to several vehicles observed that appeared to be inoperable and vegetative debris and construction debris. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 11/08/2024 <b>Status:</b> CEH</div></div> <div><div>2</div><div><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> 11/08/2024 <b>Status:</b> CEH</div></div>	

<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Castro, Ricardo; Valero, Lucero A 13925 Orange Grove Blvd, West Palm Beach, FL 33411-84		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 13925 Orange Grove Blvd, West Palm Beach, FL		<b>Case No:</b> C-2025-02030041
<b>PCN:</b> 00-41-43-09-00-000-3300		<b>Zoned:</b> AR
<b>Violations:</b>	<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> 02/11/2025 <b>Status:</b> CEH</div></div> <div><div>2</div><div><b>Details:</b> 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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a <b>Issued:</b> 02/11/2025 <b>Status:</b> CEH</div></div> <div><div>3</div><div><b>Details:</b> Fences or walls in any zoning district, shall not be electrified or contain any substance such as broken glass, spikes, nails, barbed wire, razors, or any other dangerous material designed to inflict discomfort, pain, or injury to a person or animal, except as allowed below.  More specifically, barbed wire fencing is prohibited. <b>Code:</b> Unified Land Development Code - 5.B.1.A.2.b.5.e. Dangerous Materials <b>Issued:</b> 02/11/2025 <b>Status:</b> CEH</div></div> <div><div>7</div><div><b>Details:</b> No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, obtain a Business Tax Receipt for the home-based business. <b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 17 Article 2 Section 17-17 <b>Issued:</b> 02/11/2025 <b>Status:</b> CEH</div></div>	

<b>Agenda No.:</b>	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Eriscar, Renelande 14535 89th Pl N, Loxahatchee, FL 33470-5618		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 14535 89th Pl N, Loxahatchee, FL		<b>Case No:</b> C-2025-02190010
<b>PCN:</b> 00-41-42-20-00-000-3220		<b>Zoned:</b> AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Violations:	<div>1<div>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 vegetative debris surrounding the property and construction materials, tires, palettes, and fencing materials.  Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/20/2025 Status: CEH</div></div>
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Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Guerendian, Gabriel Vina 7711 Avocado Blvd, West Palm Beach, FL 33412-2723	CEO: Christina G Stodd Type: Repeat
Situs Address:	7711 Avocado Blvd, West Palm Beach, FL	Case No: C-2025-07170005
PCN:	00-41-42-28-00-000-3720	Zoned: AR
Violations:	<div>1<div>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.  Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 07/17/2025 Status: SIT</div></div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Hewlett, Johnny Carl 15551 N 72nd Ct, Loxahatchee, FL 33470-3115	CEO: Christina G Stodd
Situs Address:	15551 72nd Ct N, Loxahatchee, FL	Case No: C-2024-01300013
PCN:	00-41-42-30-00-000-7650	Zoned: AR
Violations:	<div>2<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 shed to the northeast of the property has been erected or installed without a valid building permit.  Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/05/2024 Status: CEH</div></div>	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Leslie B Lillberg, Life Tenant; Elizabeth Lillberg, Remainderman; and Kenneth Lillberg, Remainderman. 10979 Denoeu Rd, Boynton Beach, FL 33472-4535	CEO: Christina G Stodd
Situs Address:	10979 Denoeu Rd, Boynton Beach, FL	Case No: C-2024-07160043
PCN:	00-41-45-13-02-001-0011	Zoned: RE
Violations:	<div>1<div>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2006-056278-0000 for an Accessory Dwelling has become inactive or expired.  Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/20/2024 Status: CEH</div></div> <div>2<div>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, permit # B-2006-056278-0000 which is for an Accessory Dwelling needs a Certificate of Occupancy.  Code: PBC Amendments to FBC 8th Edition (2023) - 111.1 Issued: 08/20/2024 Status: CEH</div></div>	

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

3	<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-2006-031464-0000 for a Residential Addition 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> 08/20/2024 <b>Status:</b> CEH</p>
4	<p><b>Details:</b> No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, Permit # B-2006-031464-0000 for a Residential Addition needs a Certificate of Occupancy.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.1</p> <p><b>Issued:</b> 08/20/2024 <b>Status:</b> CEH</p>

Agenda No.:

Respondent:

Situs Address:

PCN:

Complexity Level: -

14889 Tangelo Blvd, West Palm Beach, FL 33412-1720

14889 Tangelo Blvd, West Palm Beach, FL

00-41-42-17-00-000-4060

Status: Active

CEO: Christina G Stodd

Case No: C-2024-10300002

Zoned: AR

Violations:	<div>1</div> <p><b>Details:</b> All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (a)</p> <p><b>Issued:</b> 10/31/2024 <b>Status:</b> CEH</p>
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Agenda No.:

Respondent:

Situs Address:

PCN:

Complexity Level: -

Walker, Jordan F

9259 190th St N, Loxahatchee,, FL

00-40-42-15-00-000-8140

Status: Active

CEO: Christina G Stodd

Case No: C-2024-11140013

Zoned: AR

Violations:	<div>1</div> <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</p> <p><b>Issued:</b> 11/15/2024 <b>Status:</b> CEH</p>
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

	<div><div>2</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.</div></div><div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 110.10</div></div><div><div>Issued:</div><div>11/15/2024</div></div><div><div>Status:</div><div>CEH</div></div></div>
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Agenda No.:

Complexity Level: -

Status: Active

Respondent:

Cardet, Antonio

CEO: RI Thomas

Situs Address:

PO BOX 187, Lake Harbor, FL 33459-0187

Case No: C-2025-03040007

PCN:

15 W Corkscrew Blvd, Clewiston, FL

Zoned: RM

PCN:

00-35-44-02-03-001-0020

Violations:	<div><div>1</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.</div></div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.2.a</div></div><div><div>Issued:</div><div>03/07/2025</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, a storage container 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>CEH</div></div></div>
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Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Leite, Raina L; Leite, Ryan	CEO: RI Thomas
Situs Address:	12351 Persimmon Blvd, Royal Palm Beach, FL 33411-8975	Case No: C-2024-12060010
PCN:	12351 Persimmon Blvd, West Palm Beach, FL	Zoned: AR
PCN:	00-41-43-03-00-000-5610	
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>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div><div><div>Issued:</div><div>01/10/2025</div></div><div><div>Status:</div><div>CEH</div></div></div>	

Agenda No.:

Complexity Level: -

Status: Active

Respondent:

Sanchez Arevalo, Marco A; Maldonado Camacho, Ruth E

CEO: RI Thomas

Situs Address:

11319 57th Rd N, Royal Palm Beach, FL 33411-8835

Case No: C-2025-01060011

PCN:

11319 57th Rd N, West Palm Beach, FL 33411

Zoned: AR

PCN:

00-41-43-02-00-000-1086

Violations:	<div><div>2</div><div><div>Details:</div><div>A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.</div></div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.3</div></div><div><div>Issued:</div><div>03/20/2025</div></div><div><div>Status:</div><div>CEH</div></div></div>
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
SEPTEMBER 03, 2025 9:00 AM

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: -

Sanchez, Jorge Leon; Sanchez, Jennifer D  
51 W Corkscrew Blvd, Clewiston, FL 33440-9798

51 W Corkscrew Blvd, Clewiston, FL

00-35-44-02-03-004-0180

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: 04/04/2025

2

Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
Issued: 04/04/2025

Status: Active

CEO: RI Thomas

Case No: C-2025-04030006

Zoned: RM

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: -

Velasquez, Meija Liliana; Velasquez, Wilfido Meija  
14616 74th St N, Loxahatchee, FL 33470-5209

14616 74th St N, Loxahatchee, FL

00-41-42-29-00-000-7460

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, for loads of fill dirt brought into the property and spread without a valid building permit. has been erected or installed without a valid building permit.  
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1  
Issued: 12/18/2024

2

Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)  
Issued: 12/18/2024

Status: Active

CEO: RI Thomas

Case No: C-2024-10290007

Zoned: AR

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: -

Vilme, Ducis; Vilme, Marie F  
8748 Pioneer Rd, Royal Palm Beach, FL 33411-4526

8748 Pioneer Rd, West Palm Beach, FL

00-42-43-27-05-011-0272

1

Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.  
Code: Unified Land Development Code - 6.D.1.A.1.b.1  
Issued: 02/14/2025

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, disabled vehicles.  
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)  
Issued: 02/14/2025

Status: Active

CEO: RI Thomas

Case No: C-2025-02110026

Zoned: AR

Agenda No.:

Respondent:

Situs Address:

Complexity Level: 1

Blanca Morales Ruiz, as Trustee of Morales Ruiz Trust;  
Francisco Corio Raymundo, as Trustee of Frank Ray Family Trust  
246 Ponce De Leon St, Royal Palm Beach, FL 33411-1106

4728 Gardenette St, West Palm Beach, FL

Status: Active

CEO: Charles Zahn

Case No: C-2024-10160028

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 03, 2025 9:00 AM

PCN: 00-42-44-01-00-000-8020

Zoned: RM

Violations:	<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, the fence appearing on your property has been erected or installed without a valid building permit issued by the County Building Department.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/17/2024</div><div>Status: CEH</div></div></div>
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cc: Francisco Corio Raymundo, As Trustee Of Frank Ray Family Trust

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	CASIMIRO, Dalia	CEO: Charles Zahn
	4656 Holiday, Lot 87, West Palm Beach, FL 33415-4644	
Situs Address:	4656 Holiday Cir N, Lot 87, FL	Case No: C-2024-09160028
PCN:		Zoned:
Violations:	<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, the driveway extension has been erected or installed without a valid building permit issued by the County Building Department.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 09/18/2024</div><div>Status: CEH</div></div></div>	
cc:	Nbv Holiday Ranch, Llc, A Delaware Limited Liability Company	
	Nbv Holiday Ranch, Llc, A Delaware Limited Liability Company	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	LOVE KINGDOM INC	CEO: Charles Zahn
	12745 82ND St N, West Palm Beach, FL 33412	
Situs Address:	2145 S Military Trl, West Palm Beach, FL	Case No: C-2025-05050014
PCN:	00-42-44-13-03-002-0071	Zoned: UI
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: Mobile vender on site.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 05/08/2025</div><div>Status: CEH</div></div></div>	

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. "