



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

Special Magistrate: William Toohey  
Contested  
Special Magistrate: Renee Clark  
Non-Contested

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

Agenda No.:	001	Complexity Level:	1	Status:	Active
Respondent:	Armua, Ana			CEO:	Jen L Batchelor
	21536 Toledo Rd, Boca Raton, FL 33433-3512				
Situs Address:	9949 154th Rd N, Jupiter, FL			Case No:	C-2025-05010002
PCN:	00-42-41-18-00-000-7510			Zoned:	AR
Violations:	<div><div>1</div><div><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, construction of a pool in the backyard without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 05/02/2025</p><p><b>Status:</b> CCH</p></div></div>				

Agenda No.:	002	Complexity Level:	2	Status:	Active
Respondent:	Carol H. Wright, as Trustee of the Carol H. Wright Revocable Trust Agreement dated September 24, 2019			CEO:	Jen L Batchelor
	1926 10th Ave N, Ste 107, Lake Worth, FL 33461				
Situs Address:	2730 Doe Trl, Loxahatchee, FL			Case No:	C-2023-07060014
PCN:	00-40-43-21-01-000-0050			Zoned:	AR
Violations:	<div><div><div>1</div><div><p><b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, but not limited to, exterior walls of the home in disrepair.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)</p><p><b>Issued:</b> 07/28/2023</p><p><b>Status:</b> CCH</p></div></div><div><div>2</div><div><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. More specifically, but not limited to, all walls, doors, bathrooms, counters/cabinets and windows throughout the home.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (c)</p><p><b>Issued:</b> 07/28/2023</p><p><b>Status:</b> CCH</p></div></div><div><div>4</div><div><p><b>Details:</b> Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)</p><p><b>Issued:</b> 07/28/2023</p><p><b>Status:</b> CCH</p></div></div></div>				

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

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

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

c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.

**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)

**Issued:** 07/28/2023 **Status:** CCH
- 6

**Details:** Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

**Code:** Palm Beach County Codes & Ordinances - 11.1.11

**Issued:** 07/28/2023 **Status:** CCH
- 7

**Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically, but not limited to, toilets in disrepair.

**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)

**Issued:** 07/28/2023 **Status:** CCH
- 8

**Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, shed structure in disrepair.

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

**Issued:** 07/28/2023 **Status:** CCH

cc: Carol H. Wright, As Trustee Of The

Agenda No.: 003

Respondent: Childgarden LLC

Situs Address: 20567 Antoinette St, Loxahatchee,, FL

PCN: 00-40-42-32-00-000-3630

Violations:

Complexity Level: 1

Case No: C-2025-05230002

Zoned: AR

Status: Active

CEO: Jen L Batchelor

- 1

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

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

**Issued:** 05/27/2025 **Status:** CCH
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**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 wood fence and metal gates have been erected or installed without a valid building permit.

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

**Issued:** 05/27/2025 **Status:** CCH

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**Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, site development of the lot without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
**Issued:** 05/27/2025 **Status:** CCH
- 4

**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.

**Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1  
**Issued:** 05/27/2025 **Status:** CCH
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**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 gazebo has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 05/27/2025 **Status:** CCH
- 6

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 05/27/2025 **Status:** CCH

cc: Childgarden Llc

<b>Agenda No.:</b> 004	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> DPMP B LINE LLC		<b>CEO:</b> Jen L Batchelor
	17212 38th Ln N, Loxahatchee, FL 33470-5459	
<b>Situs Address:</b> 19807 Indiantown Rd, Jupiter, FL		<b>Case No:</b> C-2024-09060017
<b>PCN:</b> 00-40-40-33-00-000-7090		<b>Zoned:</b> AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
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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. More specifically, asphalt millings brought to the property.</div><div>Code: Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1</div><div>Issued: 09/11/2024</div><div>Status: SIT</div></div></div> <div><div>2</div><div><div>Details:</div><div>Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.</div><div>Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.</div><div>Observation: A fence and gate on the property and piles of asphalt millings brought to the vacant parcel.</div><div>Code: Unified Land Development Code - 18.A.4.B &amp; 18.A.4.C</div><div>Issued: 09/11/2024</div><div>Status: SIT</div></div></div>
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<b>Agenda No.:</b>	005	<b>Complexity Level:</b>	1	<b>Status:</b>	Active
<b>Respondent:</b>	Kohn, Benjamin 33 Irene Dr, Monroe, NY 10950-2420			<b>CEO:</b>	Jen L Batchelor
<b>Situs Address:</b>	178 Somerset I, West Palm Beach, FL			<b>Case No:</b>	C-2025-04220027
<b>PCN:</b>	00-42-43-23-34-009-1780			<b>Zoned:</b>	RH
<b>Violations:</b>	<div><div><div>1</div><div><div><b>Details:</b></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, storm shutters 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> 05/30/2025</div><div><b>Status:</b> CCH</div></div></div><div><div><div>2</div><div><div><b>Details:</b></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, windows 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> 05/30/2025</div><div><b>Status:</b> CCH</div></div></div></div></div>				
cc: Kohn, Benjamin					

Agenda No.:	006	Complexity Level:	1	Status:	Removed
Respondent:	West Palm Gardens FL LLC; SDS WPB TIC LP	CEO:	Brian Burdett		
	625 E Twiggs St, Ste 110, Tampa, FL 33602				
Situs Address:	5015 Elmhurst Rd, West Palm Beach, FL	Case No:	C-2025-02260042		
PCN:	00-42-43-26-00-000-1270	Zoned:	RH		

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

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: Including but not limited to wood fencing and ramps has been erected or installed without a valid building permit.</div></div><div><div>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, Including but not limited to wood fencing and ramps.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.1</div><div>Issued: 03/19/2025</div><div>Status: CLS</div></div></div>
cc: West Palm Gardens Fl Llc; Sds Wpb Tic Lp	

Agenda No.: 007

Complexity Level: 1

Status: Removed

Respondent: AARONS, TRACY

CEO: Frank A Davis

2192 Quail Trl, Lake Worth Beach, FL 33461-5811

Situs Address: 2192 Quail Trl, Lake Worth, FL

Case No: C-2024-11050007

PCN: 00-43-44-29-04-000-0023

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, Inground Pool has been erected or installed without a valid building permit.</div></div><div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 11/07/2024</div><div>Status: SIT</div></div></div> <div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' Vinyl White Fence/ Gate (Pool Barrier) has been erected or installed without a valid building permit.</div></div><div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 11/07/2024</div><div>Status: SIT</div></div></div>
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Agenda No.: 008	Complexity Level: 1	Status: Removed
Respondent: BABILONIA, JASMIN ANGEL		CEO: Frank A Davis
6788 Westview Dr, Lake Worth, FL 33462-3968		
Situs Address: 6788 Westview Dr, Lake Worth, FL	Case No: C-2025-04100028	
PCN: 00-43-45-05-01-005-0110	Zoned: RS	
Violations:	<div><div>1</div><div><div>Details:</div><div>Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a Camper.</div></div><div><div>Code: Unified Land Development Code - 6.D.1.A.3.b</div><div>Issued: 04/21/2025</div><div>Status: CLS</div></div></div>	

Agenda No.: 009

Complexity Level: 1

Status: Removed

Respondent: CURZ, DANIEL D; GALLEGRO, ILMER A

CEO: Frank A Davis

2842 Somerset Rd, Lake Worth, FL 33462-3866

Situs Address: 2842 Somerset Rd, Lake Worth, FL

Case No: C-2025-06110031

PCN: 00-43-45-05-01-014-0040

Zoned: RS

Violations:	<div><div>1</div><div><div>Details:</div><div>Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</div></div><div><div>Code: Unified Land Development Code - 6.D.1.A.3.b</div><div>Issued: 06/11/2025</div><div>Status: CLS</div></div></div>
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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 08, 2025 9:00 AM

Agenda No.:	010	Complexity Level: -	Status: Removed
Respondent:	PENARAN, MARIA E; GONZALEZ-ZEPEDA, RIGOBERTO		CEO: Frank A Davis
	3842 Chickasha Rd, Lake Worth, FL 33462-2206		
Situs Address:	3842 Chickasha Rd, Lake Worth, FL	Case No:	C-2025-04150012
PCN:	00-43-45-06-04-023-0030	Zoned:	RM
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. More Specifically, a Camper.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.b</div><div>Issued: 04/21/2025</div><div>Status: CLS</div></div> <div><div>2</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. More specifically, a Trailer.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.b</div><div>Issued: 04/21/2025</div><div>Status: CLS</div></div> <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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 04/21/2025</div><div>Status: CLS</div></div> <div><div>4</div><div>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.d</div><div>Issued: 04/21/2025</div><div>Status: CLS</div></div>		

Agenda No.:	011	Complexity Level: 1	Status: Active
Respondent:	RAHMAN, MOLLAH; TALUKDER, SALMA		CEO: Frank A Davis
	8070 Rose Marie Ave E, Boynton Beach, FL 33472-1002		
Situs Address:	8070 Rose Marie Ave E, Boynton Beach, FL	Case No:	C-2025-02210003
PCN:	00-42-45-14-02-003-0330	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, Aluminum Porch Addition 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: 03/04/2025</div><div>Status: CCH</div></div> <div><div>3</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, Paver and Concrete Driveway 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: 03/04/2025</div><div>Status: CCH</div></div> <div><div>5</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, Garage Enclosure 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: 03/04/2025</div><div>Status: CCH</div></div>		

Agenda No.:	012	Complexity Level: 1	Status: Removed
Respondent:	Cohen, Linda; Cohen, Carlee		CEO: Darrin L Emmons
	19432 Liberty Rd, Boca Raton, FL 33434-2639		
Situs Address:	19432 Liberty Rd, Boca Raton, FL	Case No:	C-2025-06110027

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 08, 2025 9:00 AM

PCN:	00-42-47-07-05-011-0260	Zoned:	RS
Violations:	<div><div>1</div><div><div>Details:</div><div>The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, this officer observed a blue plastic tarp on the roof which is indicative of roof in disrepair.</div></div><div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-33 (g)</div></div><div><div>Issued:</div><div>06/13/2025</div></div><div><div>Status:</div><div>CLS</div></div></div>		

Agenda No.:

013

Complexity Level:

1

Status:

Removed

Respondent:

GLADES PIKE EAST, LTD

CEO:

Darrin L Emmons

2200 Butts Rd, Ste 300, Boca Raton, FL 33431

Situs Address:

8095 Glades Rd, Boca Raton, FL

Case No:

C-2025-05090013

PCN:

00-42-43-27-05-076-0661

Zoned:

CG

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><div><div></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><div><div></div><div>Observation: This officer observed a box truck with Mobile Organic Farmers Market Loxahatchee Food Co-Op on the side and a tarp covered stand where vegetables, poultry, meats and other items were being sold in this commercial parking lot.</div></div><div><div>Code:</div><div>Unified Land Development Code - 1.A.2</div></div><div><div>Issued:</div><div>05/20/2025</div></div><div><div>Status:</div><div>CLS</div></div></div>
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cc: Glades Pike East, Ltd  
Glades Pike East, Ltd

<b>Agenda No.:</b>	014	<b>Complexity Level:</b>	2	<b>Status:</b>	Active																
<b>Respondent:</b>	LOWE'S HOME CENTERS, LLC		<b>CEO:</b> John Gannotti																		
	1201 Hays St, Tallahassee, FL 32301-2525																				
<b>Situs Address:</b>	4701 Okeechobee Blvd, West Palm Beach, FL		<b>Case No:</b> C-2025-03280011																		
<b>PCN:</b>	00-42-43-24-32-003-0010		<b>Zoned:</b> MUPD																		
<b>Violations:</b>	<table><tr><td><b>1</b></td><td><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-2024-010998-0000 Miscellaneous has become inactive or expired.</td></tr><tr><td></td><td><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</td></tr><tr><td></td><td><b>Issued:</b> 04/08/2025</td></tr><tr><td></td><td><b>Status:</b> CCH</td></tr><tr><td><b>2</b></td><td><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 # P-2023-040980-0000 Plumbing has become inactive or expired.</td></tr><tr><td></td><td><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</td></tr><tr><td></td><td><b>Issued:</b> 04/08/2025</td></tr><tr><td></td><td><b>Status:</b> CCH</td></tr></table>					<b>1</b>	<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-2024-010998-0000 Miscellaneous has become inactive or expired.		<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1		<b>Issued:</b> 04/08/2025		<b>Status:</b> CCH	<b>2</b>	<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 # P-2023-040980-0000 Plumbing has become inactive or expired.		<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1		<b>Issued:</b> 04/08/2025		<b>Status:</b> CCH
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	<b>Status:</b> CCH																				

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

3	<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: 3/28/2025 CEO noticed dead and missing vegetation in parking lot of location specified on accepted Landscape Site Plan.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 04/08/2025</p> <p><b>Status:</b> CCH</p>
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cc: Lowe'S Home Centers, Llc  
Lowe'S Home Centers, Llc

<b>Agenda No.:</b> 015	<b>Complexity Level:</b> 1	<b>Status:</b> Removed						
<b>Respondent:</b> Rodriguez, Elsiy 2741 Genessee Ave, West Palm Beach, FL 33409-4936		<b>CEO:</b> John Gannotti						
<b>Situs Address:</b> 2741 Genessee Ave, West Palm Beach, FL		<b>Case No:</b> C-2024-10300007						
<b>PCN:</b> 00-43-43-30-03-015-0390		<b>Zoned:</b> RH						
<b>Violations:</b>	<table><tr><td><b>9</b></td><td><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically outdoor appliances, wood, metal, fencing, plastic, trash/debris etc.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 11/04/2024</td><td><b>Status:</b> CLS</td></tr><tr><td><b>12</b></td><td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a brick paver 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> 11/04/2024</td><td><b>Status:</b> CLS</td></tr></table>		<b>9</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 outdoor appliances, wood, metal, fencing, plastic, trash/debris etc.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 11/04/2024	<b>Status:</b> CLS	<b>12</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a brick paver 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> 11/04/2024	<b>Status:</b> CLS
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<b>Agenda No.:</b> 016	<b>Complexity Level:</b> 1	<b>Status:</b> Active		
<b>Respondent:</b> Benjamin, Barry; Benjamin, Adam 7270 Ashford Pl, 106, Delray Beach, FL 33446-2954		<b>CEO:</b> Dennis A Hamburger		
<b>Situs Address:</b> 7270 Ashford Pl, Unit 106 Building 37, Delray Beach, FL	<b>Case No:</b> C-2025-03030032			
<b>PCN:</b> 00-42-46-16-16-037-1060	<b>Zoned:</b> RH			
<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, interior renovations 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> 03/06/2025 <b>Status:</b> CCH</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, interior renovations 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> 03/06/2025 <b>Status:</b> CCH
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<b>Agenda No.:</b> 017	<b>Complexity Level:</b> 1	<b>Status:</b> Removed		
<b>Respondent:</b> Degenhart, Larry; Degenhart, Ann S 12625 Barwick Rd, Boynton Beach, FL 33436-6132		<b>CEO:</b> Dennis A Hamburger		
<b>Situs Address:</b> 12625 Barwick Rd, Boynton Beach, FL		<b>Case No:</b> C-2025-05140025		
<b>PCN:</b> 00-42-46-01-00-000-7300		<b>Zoned:</b> RE		
<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, a driveway has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</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, a driveway has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

	Issued: 05/16/2025	Status: CLS
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Agenda No.: 018

Respondent: HUNTINGTON POINTE ASSOCIATION, INC.  
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431

Situs Address: 6460 Mill Pointe Cir, Delray Beach, FL  
PCN: 00-42-46-15-30-001-0020

Violations:

Complexity Level: 1

Case No: C-2025-04180009  
Zoned: RH

1

Details: Hedges shall not exceed 12 feet in height.  
Code: Unified Land Development Code - 7.D.4.A.1.b  
Issued: 04/30/2025

Status: CCH

cc: Levine, Susan

Agenda No.: 019

Respondent: Mangialardi, John; Mangialardi, Giulia  
5100 Convent Ln, Apt 309, Philadelphia, PA 19114-3113

Situs Address: 15217 Lakes of Delray Blvd, 83, Delray Beach, FL  
PCN: 00-42-46-23-42-003-0830

Violations:

Complexity Level: 1

Case No: C-2025-02240019  
Zoned: RM

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: 03/06/2025

Status: CLS

Agenda No.: 020

Respondent: SAR COLONY WOODS LLC  
3001 W Hallandale Beach Blvd, Ste 300, Hallandale, FL  
33009-5158

Situs Address: 12608 S Military Trl, Boynton Beach, FL  
PCN: 00-42-46-01-41-001-0000

Violations:

Complexity Level: 1

Case No: C-2025-05280012  
Zoned: CG

4

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
More specifically, a chain link fence has been erected or installed without a valid building permit.  
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1  
Issued: 08/04/2025

Status: CCH

5

Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.  
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
Issued: 08/04/2025

Status: CLS

Agenda No.: 021

Respondent: Gerke, Gabrielle; Anderson, Jeanette  
410 3rd Ave, Lyndhurst, NJ 07071-1517

Situs Address: FL  
PCN: 00-43-44-05-08-004-0070

Violations:

Complexity Level: -

Case No: C-2025-04280011  
Zoned:

2

Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. The fence is in disrepair.  
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)  
Issued: 04/29/2025

Status: CLS

Agenda No.: 022

Respondent: Sellitti, Thomas; Sellitti, Mary M  
2186 E Carol Cir, West Palm Beach, FL 33415-7312

Situs Address: 2186 E Carol Cir, West Palm Beach, FL

Complexity Level: -

Case No: C-2025-07020021

Status: Active

CEO: Ray F Leighton

ePZB / CE\_Merge\_Agenda.rpt-1071

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Print Date: 10/6/2025 04:24 PM

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PCN: 00-42-44-13-11-000-0570	Zoned: RM
Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a rock driveway 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: 07/02/2025</div><div>Status: SIT</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 6' wood 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: 07/02/2025</div><div>Status: SIT</div></div></div> <div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed 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: 07/02/2025</div><div>Status: CLS</div></div></div>

Agenda No.: 023	Complexity Level: 1	Status: Active
Respondent: ** CONFIDENTIAL RECORD PER FS-119.071 ** **	CEO: Nedssa Miranda	
CONFIDENTIAL RECORD PER FS-119.071 ** REBECC BOOTH		
5501 LIME, West Palm Beach, FL 33413 United States		
Situs Address: 5501 Lime Rd, West Palm Beach, FL	Case No: C-2025-04010014	
PCN: 00-42-43-35-10-008-0060	Zoned: RM	
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 has been erected or installed without a valid building permit.</div><div></div><div>Obtain required building permits for the SHED/STRUCTURE or remove the SHED/STRUCTURE.</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>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 04/09/2025</div><div>Status: CLS</div></div></div> <div><div>2</div><div><div>Details:</div><div>All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</div><div>Repair/maintain all accessory structures in disrepair. More SPECIFFICALLY, THE FENCE</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</div><div>Issued: 04/09/2025</div><div>Status: SIT</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>Maintain all exterior surfaces in accordance with Section 14-33 (b). PRESSURE AND OR PAINT THE PROPERTY</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</div><div>Issued: 04/09/2025</div><div>Status: SIT</div></div></div>	

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM**

- [illegible]

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

- 10

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

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

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/09/2025  
**Status:** SIT

Agenda No.: 024

Respondent: BENNETT, ERIC

Situs Address: 183 Tropical Ave, West Palm Beach, FL

PCN: 00-42-43-35-02-014-0010

Violations:

Complexity Level: 1

Case No: C-2025-05150039

Zoned: RM

Status: Active

CEO: Nedssa Miranda

- 1

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

Obtain required building permits for the CHICKEN COOP/STRUCTURE or remove the CHICKEN COOP/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:** 05/19/2025  
**Status:** SIT
- 2

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

Obtain required building permits for the STRUCTURE/SHED or remove the STRUCTURE/SHED.

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:** 05/19/2025  
**Status:** CLS
- 3

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

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

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:** 05/19/2025  
**Status:** CLS
- 4

**Details:** Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. Specifically, domesticated livestock shall be allowed accessory to a Single Family residential use on a lot a minimum of one acre. The above-cited parcel is not a minimum of one acre.

Remove all livestock from the premises.

**Code:** Unified Land Development Code - 5.B.1.A.21.a  
**Issued:** 05/19/2025  
**Status:** SIT

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

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**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:** 05/19/2025 **Status:** SIT
- 6

**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 BOAT in the side or rear yard and screen the BOAT from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

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

**Issued:** 05/19/2025 **Status:** CLS
- 7

**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:** 05/19/2025 **Status:** CLS
- 8

**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). More specifically make necessary Maintenance on the structure shed all boarded up.

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

**Issued:** 05/19/2025 **Status:** SIT
- 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, FENCE has been erected or installed without a valid building permit.

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

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

Obtain a Certificate of Completion for FENCE permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
PBC Amendments to FBC 8th Edition (2023) - 111.5

**Issued:** 05/19/2025 **Status:** SIT

Agenda No.: 025

Respondent: BUSS, SANDRA C; PAZMINO, PAULINA

Situs Address: 5983 Lime Rd, West Palm Beach, FL

PCN: 00-42-43-35-13-026-0011

Complexity Level: 1

5956 Golden Eagle Cir, Palm Beach Gardens, FL 33418-15

Status: Active

CEO: Nedssa Miranda

Case No: C-2025-03170027

Zoned: RM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

Violations:	1	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, remove all rubbish, all open storage and liter off the entire property and including the area of the easement</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/18/2025 <b>Status:</b> SIT</p>
	2	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE (METAL AND PVC) has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the FENCE (METAL AND PVC) or remove the FENCE (METAL AND PVC).</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> 03/18/2025 <b>Status:</b> SIT</p>
	6	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, DRIVEWAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the DRIVEWAY or remove the DRIVEWAY.</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> 03/18/2025 <b>Status:</b> SIT</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 one-half acre or less: 7 inches in height on the entire lot.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height and including the overgrowth on the easement.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 03/18/2025 <b>Status:</b> SIT</p>

Agenda No.:	026	Complexity Level:	1	Status:	Active
Respondent:	FAUCETT, JAMES NEWTON 6014 14th Pl S, West Palm Beach, FL 33415-4500			CEO:	Nedssa Miranda
Situs Address:	6014 14th Pl S, West Palm Beach, FL			Case No:	C-2025-02120010
PCN:	00-42-44-10-00-000-1410			Zoned:	AR
Violations:	1	<p><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, SOUTH FLORIDA EQUIPMENT RENTALS LLC</p> <p>Obtain the required Business Tax Receipt or cease business operations. SOUTH FLORIDA EQUIPMENT RENTALS LLC</p> <p>Prior to submitting for a Business Tax Receipt, verify the use with the Zoning Division at PZB-zoningCompliance@pbc.gov or 561-233-5200.</p> <p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 17 Article 2 Section 17-17 <b>Issued:</b> 02/24/2025 <b>Status:</b> CLS</p>			

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

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**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 CONTAINER has been erected or installed without a valid building permit.

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

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:** 02/24/2025 **Status:** SIT
- 3

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

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

This property has approval for a Single-Family Dwelling within the AR/RSA 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@pbc.gov](mailto:PZB-ZoningCompliance@pbc.gov) or 561-233-5200.

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

**Issued:** 02/24/2025 **Status:** SIT
- 4

**Details:** 1. A maximum of two Commercial Vehicles up to a maximum of 16,000 pounds GVWR and two trailers up to a maximum of 10,000 pounds GVWR shall be allowed in the AR/RSA Zoning District.

2. A maximum of one Commercial Vehicle up to a maximum of 12,500 pounds GVWR and one trailer up to a maximum 10,000 pounds GVWR shall be allowed on all residential properties except AR/RSA.

**Code:** Unified Land Development Code - 4.B.1.E.11.k

**Issued:** 02/24/2025 **Status:** SIT
- 5

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

Obtain required building permits for the FENCE PVC or remove the FENCE PVC.

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:** 02/24/2025 **Status:** SIT
- 6

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

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

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

**Issued:** 02/24/2025 **Status:** SIT

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

PCN: 00-42-44-02-09-000-0250

Zoned: RS

Violations:

1	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 04/30/2025 <b>Status:</b> SIT</p>
2	<p><b>Details:</b> All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</p> <p>Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (b) <b>Issued:</b> 04/30/2025 <b>Status:</b> SIT</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, DRIVEWAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the DRIVEWAY or remove the DRIVEWAY.</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> 04/30/2025 <b>Status:</b> SIT</p>
4	<p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p>Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g). More specifically, repair the roof on the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 04/30/2025 <b>Status:</b> SIT</p>
5	<p><b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 04/30/2025 <b>Status:</b> SIT</p>
6	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, structure at the rear has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the structure at the rear or remove the structure at the rear.</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> 04/30/2025 <b>Status:</b> SIT</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). Paint the property</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b) <b>Issued:</b> 04/30/2025 <b>Status:</b> SIT</p>



CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 08, 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, FENCE has been erected or installed without a valid building permit.

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

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

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

**Issued:** 04/30/2025 **Status:** SIT
- 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](mailto:PZB-ZoningCompliance@pbc.gov) or (561)233-5200.

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

**Issued:** 04/30/2025 **Status:** SIT
- 10

**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:** 04/30/2025 **Status:** SIT

Agenda No.: 028

Respondent: PACIFICA WEST PALM LLC

Situs Address: 1189 Lake Victoria Dr, Unit L, West Palm Beach, FL

PCN: 00-42-43-29-26-051-0120

Complexity Level: -

Case No: C-2025-05080005

Zoned: RS

Status: Removed

CEO: Nedssa Miranda

- Violations:

1

**Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically, The leaking from the bathroom walls and shower tub when the tub has water.

**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)

**Issued:** 05/14/2025 **Status:** CLS

2

**Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. Specifically, the bathroom.

Repair/maintain the interior of the structure and equipment in accordance with Section 14-34 (a). Specifically, the bathroom.

**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)

**Issued:** 05/14/2025 **Status:** CLS

cc: Pacifica West Palm Llc

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

Agenda No.: 029

Respondent: RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY

Situs Address: 5110 Wallis Rd, West Palm Beach, FL

PCN: 00-42-43-35-16-000-0270

Complexity Level: 1

14 Ram Clark Rd, New City, NY 10956-1210

Case No: C-2025-01290023

Zoned: RM

Status: Active

CEO: Nedssa Miranda

Violations:	<div><div>1</div><div><div>Details:</div><div>Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</div><div>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: 01/30/2025</div><div>Status: SIT</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, shed/structure has been erected or installed without a valid building permit.</div><div>Obtain required building permits for the shed/structure or remove the shed/structure.</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>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 01/30/2025</div><div>Status: SIT</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, INACTIVE FENCE permit # B-2016-014454-0000 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, INACTIVE FENCE permit # B-2016-014454-0000.</div><div>Obtain a Certificate of Completion for INACTIVE FENCE permit # B-2016-014454-0000.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div><div>PBC Amendments to FBC 8th Edition (2023) - 111.5</div><div>Issued: 01/30/2025</div><div>Status: SIT</div></div></div> <div><div>5</div><div><div>Details:</div><div>All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</div><div>Repair/maintain all accessory structures in disrepair. More SPECIFICALLY DISREPAIR SHED.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</div><div>Issued: 01/30/2025</div><div>Status: SIT</div></div></div> <div><div>6</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, fence (additional wood) has been erected or installed without a valid building permit.</div><div>Obtain required building permits for the fence (additional wood) or remove the fence (additional wood).</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>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 01/30/2025</div><div>Status: SIT</div></div></div>
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

7	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 01/30/2025 <b>Status:</b> SIT</p>
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<b>Agenda No.:</b> 030	<b>Complexity Level:</b> 1	<b>Status:</b> Active										
<b>Respondent:</b> ROJAS, AMALIA 434 Avocado Ave, West Palm Beach, FL 33413-1871		<b>CEO:</b> Nedssa Miranda										
<b>Situs Address:</b> 434 Avocado Ave, West Palm Beach, FL		<b>Case No:</b> C-2025-03170052										
<b>PCN:</b> 00-42-43-35-12-025-0101		<b>Zoned:</b> RM										
<b>Violations:</b>	<table><tr><td>2</td><td><p><b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</p><p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</p><p><b>Issued:</b> 03/19/2025</p><p><b>Status:</b> SIT</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. 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**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM**

**Status:** Active

**CEO:** Nedssa Miranda

**Case No:** C-2025-05070028

**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.

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:** 05/12/2025 **Status:** SIT

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

Park the TRAILERS in the side or rear yard and screen the TRAILERS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

**Code:** Unified Land Development Code - 6.D.1.A.3.c  
**Issued:** 05/12/2025 **Status:** SIT

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

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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:** 05/12/2025 **Status:** SIT

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

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

This property 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 and Salvage and Junk Yard is prohibited on a property zoned as RM..

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

**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 05/12/2025 **Status:** SIT

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

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

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/12/2025 **Status:** SIT

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

6	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited</p> <p>at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 05/12/2025 <b>Status:</b> SIT</p>
7	<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 ten feet in the side or rear yard.</p> <p><b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a <b>Issued:</b> 05/12/2025 <b>Status:</b> SIT</p>
8	<p><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.</p> <p>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.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a <b>Issued:</b> 05/12/2025 <b>Status:</b> SIT</p>

<b>Agenda No.:</b> 032	<b>Complexity Level:</b> 1	<b>Status:</b> Active								
<b>Respondent:</b> YOUNG, SARA; YOUNG, JOHN G Jr; YOUNG, JOHN (	<b>CEO:</b> Nedssa Miranda									
5599 Lime Rd, West Palm Beach, FL 33413-1844										
<b>Situs Address:</b> 5599 Lime Rd, West Palm Beach, FL	<b>Case No:</b> C-2025-04010018									
<b>PCN:</b> 00-42-43-35-10-008-0020	<b>Zoned:</b> RM									
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

	<div><div>Issued: 04/03/2025</div><div>Status: SIT</div></div>
5	<div><div><div>Details:</div><div>Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-43(a).</div></div><div><div>More specifically, please remove the board up from the windows if the house is not vacant.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2) Palm Beach County Property Maintenance Code - Section 14-43 (a)</div><div><div>Issued: 04/03/2025</div><div>Status: SIT</div></div></div></div>
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Agenda No.: 033

Complexity Level: 1

Status: Active

Respondent: YOUNG, JOHN GREGORY Sr

CEO: Nedssa Miranda

5589 Lime Rd, West Palm Beach, FL 33413

Situs Address: 5589 Lime Rd, West Palm Beach, FL

Case No: C-2025-04010019

PCN: 00-42-43-35-10-008-0030

Zoned: RM

Violations:	<div><div>1</div><div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</div></div><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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div><div>Issued: 04/03/2025</div><div>Status: SIT</div></div></div></div>
	<div><div>2</div><div><div>Details:</div><div>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div></div><div><div>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</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b.2</div><div><div>Issued: 04/03/2025</div><div>Status: SIT</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><div><div>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)</div><div><div>Issued: 04/03/2025</div><div>Status: SIT</div></div></div></div>

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

4	<p><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.</p> <p>Park the BOAT AND TRAILER in the side or rear yard and screen the BOAT AND TRAILER from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c <b>Issued:</b> 04/03/2025 <b>Status:</b> SIT</p>
5	<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>PAINT AND OR PRESSURE CLEAN THE PROPERTY AND WINDOWS.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (b) <b>Issued:</b> 04/03/2025 <b>Status:</b> SIT</p>
6	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, DRIVEWAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the DRIVEWAY or remove the DRIVEWAY.</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> 04/03/2025 <b>Status:</b> SIT</p>

<b>Agenda No.:</b> 034	<b>Complexity Level:</b> 1	<b>Status:</b> Removed		
<b>Respondent:</b> ATLANTIS PLAZA INVESTMENTS, INC. 1180 S Military Trl, West Palm Beach, FL 33415-4724		<b>CEO:</b> Joanna Mirodias		
<b>Situs Address:</b> 6110 S Congress Ave, Lake Worth, FL		<b>Case No:</b> C-2025-03250007		
<b>PCN:</b> 00-43-45-06-00-000-1050		<b>Zoned:</b> CG		
<b>Violations:</b>	<table><tr><td>1</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alterations/modifications to include electrical and plumbing have been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 03/25/2025</p><p><b>Status:</b> CLS</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. More specifically, interior alterations/modifications to include electrical and plumbing have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/25/2025</p> <p><b>Status:</b> CLS</p>
1	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alterations/modifications to include electrical and plumbing have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/25/2025</p> <p><b>Status:</b> CLS</p>			

<b>Agenda No.:</b> 035	<b>Complexity Level:</b> 1	<b>Status:</b> Active				
<b>Respondent:</b> Castillo, Joel 7372 Zurich Cir, Lake Worth, FL 33467-7672		<b>CEO:</b> Joanna Mirodias				
<b>Situs Address:</b> 7372 Zurich Cir, Lake Worth, FL		<b>Case No:</b> C-2025-01070012				
<b>PCN:</b> 00-42-45-10-07-000-1480		<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 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> 01/21/2025 <b>Status:</b> SIT</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 rear flat roof porch/patio 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> 01/21/2025 <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> 01/21/2025 <b>Status:</b> SIT	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 rear flat roof porch/patio 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> 01/21/2025 <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> 01/21/2025 <b>Status:</b> SIT					
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 rear flat roof porch/patio 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> 01/21/2025 <b>Status:</b> SIT					

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

Agenda No.: 036

Respondent: Teresi, Robert F; Teresi, Sheryl A

Situs Address: 3432 Gondolier Way, Lake Worth, FL

PCN: 00-43-45-06-02-038-0020

Violations:

Complexity Level: 1

3432 Gondolier Way, Lake Worth, FL 33462-3624

Case No: C-2025-03170007

Zoned: RS

Status: Active

CEO: Joanna Mirodias

1

Details:

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

Code:

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

Issued:

03/18/2025

Status:

CLS

2

Details:

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

Code:

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

Issued:

03/18/2025

Status:

SIT

Agenda No.: 037

Respondent: Boca Rio Golf Club, INC.

Situs Address: 22041 Boca Rio Rd, Boca Raton, FL

PCN: 00-42-43-27-05-080-0010

Violations:

Complexity Level: -

22041 Boca Rio Rd, Boca Raton, FL 33433-1108

Case No: C-2025-04290012

Zoned: CRE

Status: Removed

CEO: Debbie N Plaud

1

Details:

Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed. More specifically, the low lying vegetation that runs along the Estates Boca Lyons residential community is overgrown and encroaching onto the properties of the residents.

Code:

Unified Land Development Code - 7.F.3.A.1

Issued:

05/15/2025

Status:

CLS

2

Details:

Vegetation. The following vegetation is prohibited:  
  
(1) All diseased or damaged limbs or foliage that present a hazard.  
(2) Vegetation that constitutes a fire hazard.  
(3) Vegetation that impedes or obstructs adequate view of an intersection, traffic sign, railroad crossing or traffic from any street, road or highway.  
  
More specifically, the some of the trees that run along the Estates Boca Lyons residential community have dead branches and limbs that need to be pruned and removed.

Code:

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

Issued:

05/15/2025

Status:

CLS

3

Details:

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

Code:

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

Issued:

05/15/2025

Status:

CLS

Agenda No.: 038

Respondent: Cedeno, Carlos I; Cedeno, Marielly

Situs Address: 4151 Cedar Creek Ranch Cir, Lake Worth, FL

PCN: 00-42-44-29-01-000-0620

Violations:

Complexity Level: 1

4151 Cedar Creek Ranch Cir, Lake Worth, FL 33467-3729

Case No: C-2024-10030007

Zoned: PUD

Status: Active

CEO: Debbie N Plaud

1

Details:

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



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/11/2024 <b>Status:</b> CLS
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 screen enclosure has been installed/altered without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/11/2024 <b>Status:</b> SIT

**Agenda No.:** 039  
**Respondent:** Cermeno Lira, Kevin A  
2101 Wellington Rd, West Palm Beach, FL 33409-6325  
**Situs Address:** 13434 69th St N, West Palm Beach, FL  
**PCN:** 00-41-42-33-00-000-1050

**Complexity Level:** 1  
**Status:** Active  
**CEO:** Debbie N Plaud  
**Case No:** C-2025-03060010  
**Zoned:** AR

Violations:	<div><div>1<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> 04/11/2025 <b>Status:</b> SIT</div><div>2<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 has approval for a Single-Family Dwelling with the AR Zoning District. During a recent inspection, multiple Recreational Vehicles and Boats were observed being parked and stored on the property along with a commercial vehicle relating to a boat and yacht repair business. <b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 04/11/2025 <b>Status:</b> SIT</div></div>
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**Agenda No.:** 040  
**Respondent:** Epstein, Katia  
22646 SW 64th Way, Boca Raton, FL 33428-6005  
**Situs Address:** 22646 SW 64th Way, Boca Raton, FL  
**PCN:** 00-42-47-30-04-014-0180

**Complexity Level:** 1  
**Status:** Active  
**CEO:** Debbie N Plaud  
**Case No:** C-2025-02190018  
**Zoned:** RM

Violations:	<div><div>1<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been altered with added pavers without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 02/19/2025 <b>Status:</b> SIT</div></div>
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**Agenda No.:** 041  
**Respondent:** Riquelme, Abel Jr; Garza, Olga  
3229 Blanchette Trl, Lake Worth, FL 33467-1161  
**Situs Address:** 3229 Blanchette Trl, Lake Worth, FL  
**PCN:** 00-42-44-19-01-013-0240

**Complexity Level:** 1  
**Status:** Active  
**CEO:** Debbie N Plaud  
**Case No:** C-2025-02100026  
**Zoned:** AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

Violations:	1	<p><b>Details:</b> 1. A maximum of two Commercial Vehicles up to a maximum of 16,000 pounds GVWR and two trailers up to a maximum of 10,000 pounds GVWR shall be allowed in the AR/RSA Zoning District.</p> <p>2. A maximum of one Commercial Vehicle up to a maximum of 12,500 pounds GVWR and one trailer up to a maximum 10,000 pounds GVWR shall be allowed on all residential properties except AR/RSA.</p> <p>More specifically, only one commercial vehicle up to a maximum of 12,500 pounds GVWR and one trailer up to a maximum 10,000 pounds GVWR shall be allowed on the property.</p> <p><b>Code:</b> Unified Land Development Code - 4.B.1.E.11.k</p> <p><b>Issued:</b> 03/04/2025</p> <p><b>Status:</b> SIT</p>
	2	<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>This property has approval for a Single-Family Dwelling within the AR/USA Zoning District. During a recent inspection, commercial vehicles and equipment relating to a landscaping business are being parked and stored on the property.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2</p> <p><b>Issued:</b> 03/04/2025</p> <p><b>Status:</b> SIT</p>

<b>Agenda No.:</b>	042	<b>Complexity Level:</b>	-	<b>Status:</b>	Active
<b>Respondent:</b>	ON DEMAND INVESTMENT & MANAGEMENT GROU LLC 9223 Oak Valley Dr, Lake Worth, FL 33426			<b>CEO:</b>	Debbie N Plaud
<b>Situs Address:</b>	9728 Majestic Way, Boynton Beach, FL			<b>Type:</b>	Life Safety
<b>PCN:</b>	00-42-45-22-04-000-0530			<b>Case No:</b>	C-2025-08130008
<b>Violations:</b>				<b>Zoned:</b>	RS
<div><div>1</div><div><b>Details:</b> A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) <b>Issued:</b> 08/13/2025</div></div>					

<b>Agenda No.:</b>	043	<b>Complexity Level:</b>	1	<b>Status:</b>	Removed
<b>Respondent:</b>	Springston, Jeffery W; Springston, Jane Ann 21270 Hazelwood Ln, Boca Raton, FL 33428-1725			<b>CEO:</b>	Debbie N Plaud
<b>Situs Address:</b>	21270 Hazelwood Ln, Boca Raton, FL			<b>Case No:</b>	C-2024-12030006
<b>PCN:</b>	00-42-47-19-05-000-0530			<b>Zoned:</b>	RS
<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a pergola type structure has been erected or installed in the backyard without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/04/2024 <b>Status:</b> CLS</div></div>				

Agenda No.:	044	Complexity Level:	-	Status:	Active
Respondent:	RLST8T LLC 3375 NE 20 Ave, FT.LAUDERDALE, FL 33306			CEO:	Ronald Ramos

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 08, 2025 9:00 AM

Situs Address:	1891 Ridge Rd, North Palm Beach, FL	Case No:	C-2025-06130025
PCN:	00-43-42-04-07-000-0060	Zoned:	RH
Violations:	<div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</div></div></div> <div><div>&gt;&gt;&gt;&gt;More specifically, A SLIDING GLASS DOOR AND WINDOWS have been erected or installed without a valid building permit. Obtain required building permits for the SLIDING GLASS DOOR AND WINDOWS or remove the SLIDING GLASS DOOR AND WINDOWS. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. *THIS VIOLATION REQUIRES THE WORK BE DONE BY A LICENSED CONTRACTOR, THE CONTRACTOR SHALL OBTAIN A PERMIT FOR THE WORK TO BE DONE. UPON ISSUANCE OF THE "CERTIFICATE OF COMPLETION" IS WHEN THE VIOLATION SHALL BE DEEMED, IN COMPLIANCE.</div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued:</div><div>06/30/2025</div></div> <div><div>Status:</div><div>SIT</div></div>		

Agenda No.:	045	Complexity Level:	1	Status:	Active
Respondent:	Cadle, Tracey A	CEO:	Teresa G Rouse		
	11905 Flotilla Pl, Boca Raton, FL 33428-5653				
Situs Address:	11905 Flotilla Pl, Boca Raton, FL	Case No:	C-2025-02040005		
PCN:	00-41-47-36-03-000-4960	Zoned:	AR		
Violations:	<div><div>1</div><div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, but not limited to, automotive parts, equipment, ladders, bins and similar items on the property.</div></div></div> <div><div>Code:</div><div>Palm Beach County Property Maintenance Code - Section 14-35 (a)</div></div> <div><div>Issued:</div><div>02/04/2025</div></div> <div><div>Status:</div><div>SIT</div></div> <div><div>2</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a wood structure has been erected or installed on the property without a valid building permit.</div></div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued:</div><div>02/04/2025</div></div> <div><div>Status:</div><div>SIT</div></div> <div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a metal framed structure has been erected or installed on the property without a valid building permit.</div></div></div> <div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued:</div><div>02/04/2025</div></div> <div><div>Status:</div><div>SIT</div></div> <div><div>4</div><div><div>Details:</div><div>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 trailer parked in the backyard is not screened properly from surrounding properties and/or streets.</div></div></div> <div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.3.c</div></div> <div><div>Issued:</div><div>02/04/2025</div></div> <div><div>Status:</div><div>SIT</div></div>				

Agenda No.:	046	Complexity Level:	1	Status:	Active
Respondent:	Hillsboro Office Building LLC	CEO:	Teresa G Rouse		
	215 N Federal Hwy, Boca Raton, FL 33432				
Situs Address:	23123 S State Road 7, Boca Raton, FL	Case No:	C-2025-03100009		
PCN:	00-41-47-36-10-001-0000	Zoned:	CG		
Violations:	<div><div>1</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. More specifically, commercial trucks and trailers are being stored on the property.</div></div></div> <div><div>Code:</div><div>Unified Land Development Code - 5.B.1.A.3.a</div></div>				

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

	<b>Issued:</b> 03/12/2025	<b>Status:</b> SIT
2	<b>Details:</b> Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, but not limited to, light weight banner signs observed displayed at the property. <b>Code:</b> Unified Land Development Code - 8.C.1	
	<b>Issued:</b> 03/12/2025	<b>Status:</b> CLS
3	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wall sign attached to the building has been altered without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1	
	<b>Issued:</b> 03/12/2025	<b>Status:</b> SIT
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 free-standing sign has been erected or installed on the property without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1	
	<b>Issued:</b> 03/12/2025	<b>Status:</b> SIT
5	<b>Details:</b> 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: i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended. ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.  More specifically, trailers parked on the property are not properly screened in accordance with this code section. <b>Code:</b> Unified Land Development Code - 5.B.1.A.3.c & d	
	<b>Issued:</b> 03/12/2025	<b>Status:</b> SIT

cc: Hillsboro Office Building Llc

**Agenda No.:** 047

**Respondent:** Kranenberg, William J; Kranenberg, William Joseph Jr  
10407 Sleepy Brook Way, Boca Raton, FL 33428-5735

**Situs Address:** 10407 Sleepy Brook Way, Boca Raton, FL

**PCN:** 00-41-47-25-06-000-0930

**Complexity Level:** 1

**Status:** Active

**Case No:** C-2025-06130033

**Zoned:** RS

**CEO:** Teresa G Rouse

<b>Violations:</b>	1	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, tires, pallets, vegetative debris, and similar items on the property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)
		<b>Issued:</b> 06/16/2025
		<b>Status:</b> SIT
	2	<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, vehicles are parking on the road Right-Of-Way. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.a
		<b>Issued:</b> 06/16/2025
		<b>Status:</b> SIT
	3	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles are parking on the grass, which is not considered an improved surface. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2
		<b>Issued:</b> 06/16/2025
		<b>Status:</b> SIT
	4	<b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the grass and weeds on the property are overgrown and have not been maintained. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)
		<b>Issued:</b> 06/16/2025
		<b>Status:</b> CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 08, 2025 9:00 AM

5	<div><div>Details:</div><div>It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there are vehicles parked on the property that appear to be unregistered.</div></div> <div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.b.1</div></div> <div><div>Issued:</div><div>06/16/2025</div></div> <div><div>Status:</div><div>SIT</div></div>
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<b>Agenda No.:</b>	048	<b>Complexity Level:</b>	1	<b>Status:</b>	Active						
<b>Respondent:</b>	Rashid, MD M; Rashid, F N 27 Raleigh Ln, Stafford, VA 22554-8835			<b>CEO:</b>	Teresa G Rouse						
<b>Situs Address:</b>	10720 Eureka St, Boca Raton, FL			<b>Case No:</b>	C-2025-06090003						
<b>PCN:</b>	00-41-47-25-10-041-0150			<b>Zoned:</b>	RS						
<b>Violations:</b>	<table><tr><td><b>1</b></td><td><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. More specifically, the property address is not posted on the property.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c) <b>Issued:</b> 06/09/2025 <b>Status:</b> SIT</td></tr><tr><td><b>2</b></td><td><b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the yard is overgrown and is not being maintained.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 06/09/2025 <b>Status:</b> CLS</td></tr><tr><td><b>3</b></td><td><b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, there is a window that is broken and in disrepair.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m) <b>Issued:</b> 06/09/2025 <b>Status:</b> SIT</td></tr></table>					<b>1</b>	<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. More specifically, the property address is not posted on the property.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c) <b>Issued:</b> 06/09/2025 <b>Status:</b> SIT	<b>2</b>	<b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the yard is overgrown and is not being maintained.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 06/09/2025 <b>Status:</b> CLS	<b>3</b>	<b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, there is a window that is broken and in disrepair.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m) <b>Issued:</b> 06/09/2025 <b>Status:</b> SIT
<b>1</b>	<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. More specifically, the property address is not posted on the property.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c) <b>Issued:</b> 06/09/2025 <b>Status:</b> SIT										
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<b>3</b>	<b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, there is a window that is broken and in disrepair.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m) <b>Issued:</b> 06/09/2025 <b>Status:</b> SIT										

cc: Occupant

<b>Agenda No.:</b>	049	<b>Complexity Level:</b>	-	<b>Status:</b>	Active				
<b>Respondent:</b>	T & C Pinto LLC 8560 Eagle Run Dr, Boca Raton, FL 33434-5430			<b>CEO:</b>	Teresa G Rouse				
<b>Situs Address:</b>	11157 Mohawk St, Boca Raton, FL			<b>Case No:</b>	C-2025-03200005				
<b>PCN:</b>	00-41-47-26-02-027-0120			<b>Zoned:</b>	RS				
<b>Violations:</b>	<table><tr><td><b>3</b></td><td><b>Details:</b> A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door  More specifically, Install, repair, and maintain a swimming pool barrier in accordance with the Florida Building Code.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) <b>Issued:</b> 03/21/2025</td></tr><tr><td></td><td><b>Status:</b> SIT</td></tr></table>					<b>3</b>	<b>Details:</b> A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door  More specifically, Install, repair, and maintain a swimming pool barrier in accordance with the Florida Building Code.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) <b>Issued:</b> 03/21/2025		<b>Status:</b> SIT
<b>3</b>	<b>Details:</b> A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door  More specifically, Install, repair, and maintain a swimming pool barrier in accordance with the Florida Building Code.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) <b>Issued:</b> 03/21/2025								
	<b>Status:</b> SIT								

cc:

T & C Pinto Llc  
T & C Pinto Llc

Agenda No.:	050	Complexity Level:	1	Status:	Active
Respondent:	T & C Pinto LLC	CEO:	Teresa G Rouse		
	8560 Eagle Run Dr, Boca Raton, FL 33434-5430				
Situs Address:	11157 Mohawk St, Boca Raton, FL	Case No:	C-2025-06060002		

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 08, 2025 9:00 AM

PCN: 00-41-47-26-02-027-0120

Zoned: RS

Violations:

1

Details:

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

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

Issued: 06/06/2025

Status: SIT

cc: Occupant

T & C Pinto Llc

Agenda No.: 051

Complexity Level: -

Status: Active

Respondent: Blair, Tenisha; Lindo, Andrew

CEO: Christina G Stodd

18829 Tupelo Ln, Dallas, TX 75287-2024

Situs Address: 15924 82nd Ln N, Loxahatchee, FL

Case No: C-2025-07110017

PCN: 00-41-42-19-00-000-7600

Zoned: AR

Violations:

1

Details:

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

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

Issued: 07/11/2025

Status: SIT

cc: Blair, Tenisha

Lindo, Andrew

Agenda No.: 052

Complexity Level: -

Status: Active

Respondent: Emma Abzueta Hernandez, Trustee of Bridge Land Trust

CEO: Christina G Stodd

dated January 23,2025.

6131 Rainbow Cir, Lake Worth, FL 33463-3606

Type: Life Safety

Situs Address: 999 Whippoorwill Ter, West Palm Beach, FL

Case No: C-2025-06250012

PCN: 00-42-43-27-05-010-0501

Zoned: AR

Violations:

1

Details:

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

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

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

c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)

Issued: 06/26/2025

Status: SIT

cc: Bridge Land Trust

Agenda No.: 053

Complexity Level: -

Status: Active

Respondent: Morrison, Andre; Harris, Kimberly

CEO: Christina G Stodd

4805 Purdue Dr, Boynton Beach, FL 33436-7721

Situs Address: 75th Pl N, Loxahatchee,, FL

Case No: C-2025-07010010

PCN: 00-40-42-26-00-000-4030

Zoned: AR

Violations:

1

Details:

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

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

Issued: 07/01/2025

Status: CLS

2

Details:

Parking shall be prohibited on all vacant properties.

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

Issued: 07/01/2025

Status: CLS

ePZB / CE\_Merge\_Agenda.rpt-1071

Page: 30 of 37

Print Date: 10/6/2025 04:24 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

3	<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. Please obtain a site development permit.</p> <p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1 <b>Issued:</b> 07/01/2025 <b>Status:</b> SIT</p>
4	<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. More specifically, please obtain a permit for site development for the fill dirt.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10 <b>Issued:</b> 07/01/2025 <b>Status:</b> SIT</p>

<b>Agenda No.:</b> 054	<b>Complexity Level:</b> -	<b>Status:</b> Active				
<b>Respondent:</b> Hourglass Construction & Development Company LLC 1830 N University Dr, Ste 228, Plantation, FL 33322-4114		<b>CEO:</b> Christina G Stodd				
<b>Situs Address:</b> 12575 76th Rd N, West Palm Beach, FL		<b>Case No:</b> C-2024-07160052				
<b>PCN:</b> 00-41-42-27-00-000-3880		<b>Zoned:</b> AR				
<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, fill dirt has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/18/2024 <b>Status:</b> SIT</td></tr><tr><td>2</td><td><b>Details:</b> All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit.</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, fill dirt has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/18/2024 <b>Status:</b> SIT	2	<b>Details:</b> All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit.
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, fill dirt has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 07/18/2024 <b>Status:</b> SIT					
2	<b>Details:</b> All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit.					

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	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 110.9 <b>Issued:</b> 07/18/2024	<b>Status:</b> SIT
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<b>Agenda No.:</b> 055	<b>Complexity Level:-</b>	<b>Status:</b> Removed
<b>Respondent:</b> Martinez, Lazaro 17522 Key Lime Blvd, Loxahatchee, FL 33470-2914		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 17522 Key Lime Blvd, Loxahatchee, FL		<b>Case No:</b> C-2025-06240015
<b>PCN:</b> 00-40-42-26-00-000-7010		<b>Zoned:</b> AR
<b>Violations:</b>	<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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a <b>Issued:</b> 06/30/2025</div></div> <div><b>Status:</b> CLS</div>	

<b>Agenda No.:</b> 056	<b>Complexity Level:-</b>	<b>Status:</b> Removed
<b>Respondent:</b> Vilarino, Carlos 16033 Key Lime Blvd, Loxahatchee, FL 33470-3120		<b>CEO:</b> Christina G Stodd
<b>Situs Address:</b> 16032 Key Lime Blvd, Loxahatchee, FL		<b>Case No:</b> C-2025-02050013
<b>PCN:</b> 00-40-42-25-00-000-5240		<b>Zoned:</b> AR
<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.  More specifically, land clearing, fill dirt brought in and site development has <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10 <b>Issued:</b> 02/11/2025</div></div> <div><b>Status:</b> CLS</div> <div><div>2</div><div><b>Details:</b> Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.  On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. <b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1 <b>Issued:</b> 02/11/2025</div></div> <div><b>Status:</b> CLS</div>	

<b>Agenda No.:</b> 057	<b>Complexity Level:-</b>	<b>Status:</b> Postponed
<b>Respondent:</b> Apollon, Jean; Norvelus, Flaudilica 4923 Bonanza Rd, Lake Worth, FL 33467-4780		<b>CEO:</b> RI Thomas
<b>Situs Address:</b> 4923 Bonanza Dr, Lake Worth, FL		<b>Case No:</b> C-2025-03310019
<b>PCN:</b> 00-42-44-30-01-014-0060		<b>Zoned:</b> AR



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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, a storage container 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> 04/01/2025 <b>Status:</b> CCH
	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, an unpermitted structure has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 04/01/2025 <b>Status:</b> CCH

<b>Agenda No.:</b> 058	<b>Complexity Level:</b> -	<b>Status:</b> Postponed
<b>Respondent:</b> Robinson, B Roy 18976 48th Ave N, Loxahatchee, FL 33470-2356		<b>CEO:</b> RI Thomas
<b>Situs Address:</b> W Corkscrew Blvd, Clewiston, FL		<b>Case No:</b> C-2025-05190025
<b>PCN:</b> 00-35-44-02-03-004-0170		<b>Zoned:</b> RM
Violations:	1	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 06/05/2025 <b>Status:</b> CCH
	2	<b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) <b>Issued:</b> 06/05/2025 <b>Status:</b> CCH
	3	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 06/05/2025 <b>Status:</b> CCH

<b>Agenda No.:</b> 059	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Diaz, Julio Ernesto; Lalazar De Diaz, Nancy Lopez 1370 Barrington Dr, West Palm Beach, FL 33406-5005		<b>CEO:</b> Charles Zahn
<b>Situs Address:</b> 1370 Barrington Dr, West Palm Beach, FL		<b>Case No:</b> C-2025-04170012
<b>PCN:</b> 00-43-44-07-10-014-0270		<b>Zoned:</b> RM
Violations:	1	<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> 06/24/2025 <b>Status:</b> CCH

<b>Agenda No.:</b> 060	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Escobar, Rosaura C; Monroy, Jorge A 1535 Bresee Rd, West Palm Beach, FL 33415-5501		<b>CEO:</b> Charles Zahn
<b>Situs Address:</b> 1535 Bresee Rd, West Palm Beach, FL		<b>Case No:</b> C-2025-06100019
<b>PCN:</b> 00-42-44-11-05-000-0160		<b>Zoned:</b> RS
Violations:	1	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, parking in the yard area and swale. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 06/24/2025 <b>Status:</b> CCH

<b>Agenda No.:</b> 061	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> TAORMINA, JOSEPH 3625 Island Rd, Palm Beach Gardens, FL 33410-2241		<b>CEO:</b> Ronald Ramos

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Situs Address:	3625 Island Rd, Palm Beach Gardens, FL	Case No:	C-2025-03310028
PCN:	00-43-41-31-04-027-0140	Zoned:	RM
Violations:	<div><div>1</div><div><div>Details:</div><div>&gt;Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</div><div>&gt;Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.</div><div>&gt;&gt;&gt;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.</div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.3.b</div><div>Unified Land Development Code - 6.D.1.A.3.c</div></div><div><div>Issued:</div><div>04/03/2025</div><div>Status:</div><div>SIT</div></div></div></div>		

Agenda No.:	062	Complexity Level:	-	Status:	Postponed
Respondent:	Leite, Raina L; Leite, Ryan	CEO:	RI Thomas		
	12351 Persimmon Blvd, Royal Palm Beach, FL 33411-8975				
Situs Address:	12351 Persimmon Blvd, West Palm Beach, FL	Case No:	C-2024-12060010		
PCN:	00-41-43-03-00-000-5610	Zoned:	AR		
Violations:	<div><div>1</div><div><div>Details:</div><div>It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</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>Status:</div><div>CCH</div></div></div></div>				

Agenda No.:	063	Complexity Level:	1	Status:	Postponed
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, Unde 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.	CEO:	Paul Pickett		
	1183 Woodcrest Rd W, West Palm Beach, FL 33417-5726				
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><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, GAZEBO has been erected or installed without a valid building permit.</div><div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div><div><div>Issued:</div><div>04/07/2025</div><div>Status:</div><div>CCH</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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</div><div><div>Code:</div><div>PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div><div><div>Issued:</div><div>04/07/2025</div><div>Status:</div><div>CCH</div></div></div><div><div>3</div><div><div>Details:</div><div>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div><div><div>Code:</div><div>Unified Land Development Code - 6.D.1.A.1.b.2</div></div><div><div>Issued:</div><div>04/07/2025</div><div>Status:</div><div>CCH</div></div></div></div></div></div>				

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4	<p><b>Details:</b> It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1</p> <p><b>Issued:</b> 04/07/2025</p> <p><b>Status:</b> CCH</p>
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<b>Agenda No.:</b> 064	<b>Complexity Level:</b> -	<b>Status:</b> Active								
<b>Respondent:</b> Raschke LLC 12440 Sunnydale Dr, Wellington, FL 33414		<b>CEO:</b> Christina G Stodd								
<b>Situs Address:</b> 2680 Buck Ridge Trl, Loxahatchee, FL		<b>Case No:</b> C-2025-01080016								
<b>PCN:</b> 00-40-43-21-01-000-1070		<b>Zoned:</b> AR								
<b>Violations:</b>	<table><tr><td>1</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, round pen has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 02/18/2025</p><p><b>Status:</b> CCH</p></td></tr><tr><td>2</td><td><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. More specifically, obtain a site development permit for the fill under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the fill.</p><p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1</p><p><b>Issued:</b> 02/18/2025</p><p><b>Status:</b> SIT</p></td></tr><tr><td>3</td><td><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>More specifically, obtain a site development permit for the fill under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the fill.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10</p><p><b>Issued:</b> 02/18/2025</p><p><b>Status:</b> SIT</p></td></tr><tr><td>4</td><td><p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wood railing under the arena has been erected or installed without a valid building permit. More specifically obtain a building permit for the wood railing or remove the wood railing under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the wood railing.</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. More specifically, round pen has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 02/18/2025</p> <p><b>Status:</b> CCH</p>	2	<p><b>Details:</b> Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. More specifically, obtain a site development permit for the fill under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the fill.</p> <p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1</p> <p><b>Issued:</b> 02/18/2025</p> <p><b>Status:</b> SIT</p>	3	<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>More specifically, obtain a site development permit for the fill under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the fill.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10</p> <p><b>Issued:</b> 02/18/2025</p> <p><b>Status:</b> SIT</p>	4	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wood railing under the arena has been erected or installed without a valid building permit. More specifically obtain a building permit for the wood railing or remove the wood railing under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the wood railing.</p>
1	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, round pen has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 02/18/2025</p> <p><b>Status:</b> CCH</p>									
2	<p><b>Details:</b> Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. More specifically, obtain a site development permit for the fill under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the fill.</p> <p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1</p> <p><b>Issued:</b> 02/18/2025</p> <p><b>Status:</b> SIT</p>									
3	<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>More specifically, obtain a site development permit for the fill under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the fill.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10</p> <p><b>Issued:</b> 02/18/2025</p> <p><b>Status:</b> SIT</p>									
4	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wood railing under the arena has been erected or installed without a valid building permit. More specifically obtain a building permit for the wood railing or remove the wood railing under the arena or do a revision of the Agricultural Permit AP-2024-010451-0000 for the arena which will include the wood railing.</p>									

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 02/18/2025 **Status:** CCH

<b>Agenda No.:</b> 065	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Meklir, Katie		<b>CEO:</b> Joanna Mirodias
1188 Marine Dr, West Palm Beach, FL 33409-6240		
<b>Situs Address:</b> 5555 Gun Club Rd, West Palm Beach, FL	<b>Case No:</b> C-2025-05070024	
<b>PCN:</b> 00-42-44-02-01-000-0186		
<b>RE:</b> Request to Rescind Special Magistrate Order dated September 3, 2025 due to: Change of Ownership.		

<b>Agenda No.:</b> 066	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Ortiz, Alberto Jr; Ortiz, Blanca J		<b>CEO:</b> Jose Feliciano
3421 Grace Ave, Lake Worth Beach, FL 33461-2751		<b>Type:</b> <b>Life Safety</b>
<b>Situs Address:</b> 3421 Grace Ave, Lake Worth, FL		<b>Case No:</b> C-2025-08180024
<b>PCN:</b> 00-42-44-24-18-000-0471		<b>Zoned:</b> RM

1	<p><b>Details:</b> Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Specifically: pool water is currently green in color.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)</p> <p><b>Issued:</b> 08/27/2025 <b>Status:</b> CLS</p>
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> <ul style="list-style-type: none"> <li>a. The barrier must be at least four (4) feet high on the outside.</li> <li>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.</li> <li>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.</li> </ul> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p> <p><b>Issued:</b> 08/27/2025 <b>Status:</b> CCH</p>

<b>Agenda No.:</b> 067	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Flores, Alejandro G; Galvan, Ana M		<b>CEO:</b> RI Thomas
5973 Triphammer Rd, Lake Worth Beach, FL 33463-1529		
<b>Situs Address:</b> 5973 Triphammer Rd, Lake Worth, FL 33463	<b>Case No:</b> C-2022-05240026	
<b>PCN:</b> 00-42-44-35-04-000-4660		
<b>RE:</b> Palm Beach County’s Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated January 11, 2023 due to an error in the service of the Order.		

<b>Agenda No.:</b> 068	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> MORATAYA LOPEZ, YENNER D; NOESI FAMILIA, CRISTY A 579 Tallulah Rd, Lake Worth, FL 33462-2113		<b>CEO:</b> Rl Thomas
<b>Situs Address:</b> 579 Tallulah Rd, Lake Worth, FL 33462		<b>Case No:</b> C-2022-03020007
<b>PCN:</b> 00-43-45-06-04-012-0110		
<b>RE:</b> Palm Beach County's Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated November 2, 2022 due to an error in the service of the Order.		

<b>Agenda No.:</b> 069	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> PREVILON, BAUSUERE; PREVILON, ELIETTE 6074 Oak Royal Dr, Lake Worth, FL 33463-6723		<b>CEO:</b> Rl Thomas
<b>Situs Address:</b> 6074 Oak Royal Dr, Lake Worth, FL 33463		<b>Case No:</b> C-2022-10030023
<b>PCN:</b> 00-42-44-34-25-000-5880		
<b>RE:</b> Palm Beach County’s Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated June 7, 2023 due to an error in the service of the Order.		

<b>Agenda No.:</b> 070	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> RIVERA, KENNETH; RIVERA, JAMILE		<b>CEO:</b> Rl Thomas

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
OCTOBER 08, 2025 9:00 AM

3985 Tuskegee Dr, Lake Worth, FL 33462-2121

Situs Address:

3985 Tuskegee Dr, Lake Worth, FL 33462

Case No: C-2022-04140005

PCN:

00-43-45-06-04-017-0120

RE:

Palm Beach County’s Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated January 11, 2023 due to an error in the service of the Order.

Agenda No.: 071

Complexity Level: 1

Status: Active

Respondent:

RICKETTS, WINSTON

CEO: Rl Thomas

1211 NW 29th Way, Fort Lauderdale, FL 33311-5037

Situs Address:

1739 Belle Glade Rd, Pahokee, FL 33476

Case No: C-2022-10250003

PCN:

00-37-42-29-00-000-3120

RE:

Palm Beach County’s Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated May 3, 2023 due to an error in the service of the Order.

Agenda No.: 072

Complexity Level: 1

Status: Active

Respondent:

JEAN PAUL, Ponciese; JEAN PAUL, Jacques A

CEO: Rl Thomas

6110 Wauconda Way E, Lake Worth, FL 33463-5866

Situs Address:

6110 Wauconda Way E, Lake Worth, FL 33463

Case No: C-2022-10180001

PCN:

00-42-44-34-15-000-1910

RE:

Palm Beach County’s Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated February 1, 2023 due to an error in the service of the Order.

Agenda No.: 073

Complexity Level: 2

Status: Active

Respondent:

Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of William E. Teeters, II and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 8262 35TH ST S and PCN: 00-42-43-27-05-024-0353.

CEO: Joanna Mirodias

16280 E Cornwall Dr, Loxahatchee, FL 33470-4008

Situs Address:

8262 35th St S, Lake Worth, FL

Case No: C-2024-03070003

PCN:

00-42-43-27-05-024-0352

RE:

Request to Amend Special Magistrate Order dated August 7, 2024 due to: Incorrect PCN # listed in Finding of Fact (0352 to 0353).

cc:

Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees And All Other Parties Claiming By,

Agenda No.: 074

Complexity Level: 1

Status: Active

Respondent:

CASA DOMA LLC

CEO: Rl Thomas

4521 Pga Blvd, 103, Palm Beach Gardens, FL 33418-3997

Type: Repeat

Situs Address:

6126 Wauconda Way E, Lake Worth, FL

Case No: C-2023-02080013

PCN:

00-42-44-34-15-000-1950

RE:

Request to rescind Special Magistrate Order dated June 7, 2023 due to required information not detailed or executed in the Special Magistrate Order.

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. "