CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

Special Magistrate: Christy L Goddeau
Contested

Special Magistrate: Richard Gendler
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: Pereira Rodriguez, Yarelis; Labrada Golacheca, Praxedes Valentin
14872 74th St N, Loxahatchee, FL 33470-4450 **CEO:** Jen L Batchelor
Situs Address: 14872 74th St N, Loxahatchee, FL **Case No:** C-2024-05200032
PCN: 00-41-42-29-00-000-7400 **Zoned:** AR

Violations:

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, a shipping container with electric and plumbing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/23/2024 **Status:** CCH

4 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, for the shipping container being lived in on the property.
Code: PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 05/23/2024 **Status:** CCH

Agenda No.: 002 **Complexity Level:** 1 **Status:** Active
Respondent: Po Ying Sem As Trustee of the Po Ying Sem Revocable Living Trust Agreement dated May 26th, 2010, and; Alfred Sem As Trustee of the Alfred Sem Revocable Living Trust Agreement dated December 4th, 2010.
9534 Equus Cir, Boynton Beach, FL 33472-4334 **CEO:** Maggie Bernal
Situs Address: 824 Balfrey Dr S, West Palm Beach, FL **Case No:** C-2025-05270032
PCN: 00-42-43-35-06-001-0230 **Zoned:** RM

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 05/28/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/28/2025 **Status:** CCH

3 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)
Issued: 05/28/2025 **Status:** CCH

4 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 05/28/2025 **Status:** CCH

5 **Details:** 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 14-42(a).
Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
More Specifically: Plywood, hurricane shutters and/or any type of covering from all property windows/doors.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Palm Beach County Property Maintenance Code - Section 14-43 (a)
Issued: 05/28/2025 **Status:** CCH

Agenda No.: 003 **Complexity Level:** 2 **Status:** Active
Respondent: Palmyra Estates Homeowners' Association, Inc. **CEO:** Maggie Bernal
2101 Corporate Blvd NW, Unit 410, Boca Raton, FL 33431
Situs Address: Hypoluxo Road & Lawrence Road (875 feet west) **Case No:** C-2025-07100005
Median Landscaping & Irrigation
PCN: **Zoned:**

Violations:

1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code.
Failure to comply with conditions of approval and approved site plan for Resolution #R2002-0141 and Petition #PDD2001-024.
More Specifically: 1) Failure to comply with conditions of Palm Beach County Right-of-Way Permit #LA00142-0703 And Palm Beach County Right-of-Way permitting Ordinance #2019-0030 By Failing to Maintain Median Landscaping by Failing to Mow, Edge, Remove Trash, Debris and Weeds. Remove Dead Plant Material and Replace with Same Kind. Remove Dead Plants Material and Replace with Same Kind. Remove Volunteer Cabbage Palms within Median. Trim Hedges Back from Curb and Remove Debris from Curb Lines. Failure to Maintain Irrigation Systems to so that Grass and Plant Material Doesn't Die.
2) Petition #PDD2001-024, Resolution #R-2002-0141, Conditions- E.3.A.B,C.
Code: Unified Land Development Code - 2.A.11
Issued: 07/30/2025 **Status:** CCH

cc: Palmyra Estates Homeowners' Association, Inc.
Palmyra Estates Homeowners' Association, Inc.

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Psaroudis, Dennis **CEO:** Maggie Bernal
2855 Floral Rd, Lake Worth, FL 33462-3820
Situs Address: 2855 Floral Rd, Lake Worth, FL **Case No:** C-2025-01160010
PCN: 00-43-45-05-01-012-0360 **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: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/21/2025 **Status:** CCH

cc: Engineering Road Bridge

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Yokota, Linda **CEO:** Maggie Bernal
724 Snead Cir, West Palm Beach, FL 33413-1232
Situs Address: 724 Snead Cir, West Palm Beach, FL **Case No:** C-2025-05090002
PCN: 00-42-43-35-18-014-0110 **Zoned:** RM
Violations:

4 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.
Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 05/09/2025 **Status:** CCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: DELRAY MP RK6 LLC **CEO:** Steve G Bisch
1200 S PINE ISLAND Rd, PLANTATION, FL 33324
Situs Address: 9355 Atlantic Ave, FL **Case No:** C-2025-04030009
PCN: 00-42-46-18-11-001-0000 **Zoned:** MUPD
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. There are several piles of demolition debris on this parcel.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/11/2025 **Status:** CCH

cc: Delray Mp Rk6, Llc

Agenda No.: 007 **Complexity Level:** 1 **Status:** Removed
Respondent: Domansky, Martin; Domansky, Paula **CEO:** Steve G Bisch
17452 Loch Lomond Way, Boca Raton, FL 33496-5915
Situs Address: 17452 Loch Lomond Way, Boca Raton, FL **Case No:** C-2025-03200009
PCN: 00-42-46-33-06-000-3950 **Zoned:** RT
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, Landscape irrigation has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/26/2025 **Status:** CLS

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: EQUIFIRST PROPERTIES, LLC **CEO:** Steve G Bisch
1801 Indian Rd, Ste 103, West Palm Beach, FL 33499
Situs Address: 5450 Garfield Rd, Delray Beach, FL **Case No:** C-2025-05010018
PCN: 00-42-46-23-03-000-7060 **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, new windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/16/2025 **Status:** CCH

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, new exterior doors including, not limited to front entry door and sliding glass doors in the rear of the dwelling have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/16/2025 **Status:** CCH

3 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, there are damaged and rotting siding boards as well as large areas where patching is being done with T-111 siding board.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 05/16/2025 **Status:** CCH

4 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/16/2025 **Status:** CCH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: IG INVESTMENTS 2014-1 LLC **CEO:** Steve G Bisch
66 W Flagler St, Ste 900, Miami, FL 33130
Situs Address: 450 Normandy J, Delray Beach, FL **Case No:** C-2025-03170048
PCN: 00-42-46-22-13-010-4500 **Zoned:** RH
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, alterations have taken place in this unit, including not limited to placement of recessed lighting (high hats) in the living room and dining area without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/08/2025 **Status:** CCH

cc: Ig Investments 2014-1 Llc
Ig Investments 2014-1 Llc

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Kaufman, Jess **CEO:** Steve G Bisch
14782 Summersong Ln, Delray Beach, FL 33484-3539
Situs Address: 14782 Summersong Ln, Delray Beach, FL **Case No:** C-2024-08280004
PCN: 00-42-46-15-17-012-0040 **Zoned:** RH
Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A mini-split type HVAC unit has been installed on the south end of the dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2024 **Status:** CCH

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, an electric charging station has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2024 **Status:** CCH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple security type lights have been mounted on the exterior of the structure without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2024 **Status:** CCH

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: Left, Stephanie C **CEO:** Steve G Bisch
17085 White Haven Dr, Boca Raton, FL 33496-5922
Situs Address: 17085 Whitehaven Dr, Boca Raton, FL **Case No:** C-2025-01170001
PCN: 00-42-46-33-08-000-4640 **Zoned:** RT
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 paver driveway and pool deck have been replaced with paver with turf inlays without required building permit
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/06/2025 **Status:** CCH

Agenda No.: 012 **Complexity Level:** 1 **Status:** Active
Respondent: Miller, Alan **CEO:** Steve G Bisch
15600 Bottlebrush Cir, Delray Beach, FL 33484-5513
Situs Address: 15600 Bottlebrush Cir, Delray Beach, FL **Case No:** C-2025-04170026
PCN: 00-42-46-23-07-011-0050 **Zoned:** RM
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, new roofing has been erected or installed without a valid building permit. Additionally, shingles are now covering an area of the roof in the southeast corner of the building that previously had a different covering
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/18/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. There appear to be one of more items stored under a blue tarp at the rear of the property
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/18/2025 **Status:** CCH

3 **Details:** In multi-family residential buildings, all unit identification numbers and letters shall be a minimum of four (4") inches in height. There are very small numbers on one side of the mailbox.
Code: Palm Beach County Codes & Ordinances - 10.11.4.1 (2)
Issued: 04/18/2025 **Status:** CCH

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: Noskow, Mayer H; Noskow, Aliza **CEO:** Steve G Bisch
8305 Fishhawk Falls Ct, Boca Raton, FL 33496-5627
Situs Address: 8305 Fishhawk Falls Ct, Boca Raton, FL **Case No:** C-2025-03110023
PCN: 00-42-46-32-10-000-6800 **Zoned:** AGR-PUD

Violations:

1 **Details:** Incompatible Uses
No construction shall be permitted within any easement where such construction is incompatible with the use for which the easement was established. If the terms of the easement, statute, law, ordinance, rule, regulation, or approval pursuant to which the easement was established prohibits or excludes the use, such use shall be considered incompatible. The burden shall be on the Applicant to demonstrate that the proposed construction is or will not become incompatible with the purpose for which the
easement was established or impair the rights of the easement holders and beneficiaries. The determination of whether a use is incompatible with the purpose for which an easement was established shall be made by the appropriate regulating agency(s) in accordance with this Chapter.

More specifically, hedging has been planted, and Pool deck was extended across approximately 5-foot drainage easement as well as 2-foot overhang easement on the west side of the parcel.
Code: Unified Land Development Code - 5.E.2.A.3
Issued: 03/13/2025 **Status:** CCH

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, pool deck has been extended beyond the area approved in permit B-2022-043813-0000 Pool Residential - In-Ground without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/13/2025 **Status:** CCH

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: Sauveur, Marie S; Sauveur, Adonis **CEO:** Steve G Bisch
15157 Jackson Rd, Delray Beach, FL 33484-8146
Situs Address: 15157 Jackson Rd, Delray Beach, FL **Case No:** C-2025-01130034
PCN: 00-42-46-23-02-000-4670 **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, There is fencing at the front of the property that in addition to being in disrepair also appears to be in the county Right of way and appears to have been constructed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/15/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/15/2025 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 01/15/2025 **Status:** CCH

4 **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.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/15/2025 **Status:** CCH

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: STONEBRIDGE GOLF & COUNTRY CLUB OF BOCA RATON INC **CEO:** Steve G Bisch
10343 Stonebridge Blvd, Boca Raton, FL 33498-6406
Situs Address: 17501 S State Road 7, Boca Raton, FL **Case No:** C-2025-03060021
PCN: 00-41-46-36-03-001-0000 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A mobile home has been erected or installed on this parcel without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/14/2025 **Status:** CCH

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

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

Observation: there are items on this parcel including, not limited to Storage containers, a three walled equipment shed, and a mobile home that are not on the previously approved site plan nor the current approved site plan.
Code: Unified Land Development Code - 1.A.2
Issued: 03/14/2025 **Status:** CCH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: VASQUEZ CASTRO, SITA; ARGUETA, WUALDINA **CEO:** Brian Burdett
311 W Shadyside Cir, West Palm Beach, FL 33415-2532
Situs Address: 311 W Shadyside Cir, West Palm Beach, FL **Case No:** C-2025-04230013
PCN: 00-42-44-02-09-000-0310 **Zoned:** RS

Violations:

1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
Code:
Issued: 04/30/2025 **Status:** CCH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: Autonation Imports of Palm Beach Inc. Corporation Service CO C/O **CEO:** Brian Burdett
1201 Hays St, Tallahassee, FL 32301-2525
Situs Address: 5700 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2025-05070022
PCN: 00-42-43-26-00-000-3010 **Zoned:** CG

Violations:

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

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

Observation: gates not indicated on site plan.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, unpermitted gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Unified Land Development Code - 1.A.2
Issued: 05/14/2025 **Status:** CCH

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

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

Observation: vehicles parking not consistent with development order.

Code: Unified Land Development Code - 1.A.2
Issued: 05/14/2025 **Status:** CCH

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: Contreras, Jose A; Ravel, Shaila T **CEO:** Brian Burdett
4664 Vilma Ln, West Palm Beach, FL 33417-5322
Situs Address: 4664 Vilma Ln, West Palm Beach, FL **Case No:** C-2025-01220006
PCN: 00-42-43-25-03-000-0881 **Zoned:** RH
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/12/2025 **Status:** CCH

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: Fernandez Pinton, Yalinet **CEO:** Brian Burdett
2024 Worthington Rd, West Palm Beach, FL 33409-6440
Situs Address: 2024 Worthington Rd, West Palm Beach, FL **Case No:** C-2025-04300028
PCN: 00-43-43-29-02-005-0250 **Zoned:** RM
Violations:

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. Specifically, the boat cannot remain in the front yard.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/02/2025 **Status:** CCH

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. Specifically, the construction trailer must be screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/02/2025 **Status:** CCH

3 **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. Specifically, the RV must be removed from the front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/02/2025 **Status:** CCH

4 **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. Specifically, the concrete mixer must be removed front yard.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/02/2025 **Status:** CCH

5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, Vehicles, Trucks, Boats, Trailers, or any other vehicles.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/02/2025 **Status:** CCH

Agenda No.: 020 **Complexity Level:** 1 **Status:** Active
Respondent: Lopez, Christian; Velasquez, Arely **CEO:** Brian Burdett
5221 Norman Elaine Rd, West Palm Beach, FL 33417-4740
Situs Address: 5221 Norma Elaine Rd, West Palm Beach, FL **Case No:** C-2025-04020028
PCN: 00-42-43-26-03-000-0230 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Wood and Chain Link Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/15/2025 **Status:** CCH

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, open storage including but not limited to, fence debris/materials.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/15/2025 **Status:** CCH

Agenda No.: 021 **Complexity Level:** 1 **Status:** Active
Respondent: PSAF DEVELOPMENT PARTNERS **CEO:** Brian Burdett
Hays St, Tallahassee, FL 32301-2525
Situs Address: Donnell Rd, West Palm Beach, FL **Case No:** C-2025-05020017
PCN: 00-42-43-25-22-002-0000 **Zoned:** MUPD

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, Open storage including but not limited to trash and debris on vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/27/2025 **Status:** CCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/27/2025 **Status:** CCH

cc: Psaf Development Partners/ Dept - Fl 07038

Agenda No.: 022 **Complexity Level:** - **Status:** Active
Respondent: AGRICULTURE PROPERTY INC **CEO:** Richard F Cataldo
7457 Park Ln, Lake Worth, FL 33467
Situs Address: 9815 S State Road 7, Boynton Beach, FL **Case No:** C-2025-05210006
PCN: 00-42-43-27-05-052-0330 **Zoned:** AGR

Violations:

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

The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, the storage of processed and unprocessed material exceeds a pile height of 15 feet.
Code: Unified Land Development Code - 1.A.2
Issued: 07/01/2025 **Status:** CCH

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

The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, unapproved metal, concrete, and roof tile material on site.
Code: Unified Land Development Code - 1.A.2
Issued: 07/01/2025 **Status:** CCH

cc: Atlas Peat & Soil

Agenda No.: 023 **Complexity Level: -** **Status:** Active
Respondent: Chowdhury, MD Alam **CEO:** Richard F Cataldo
10377 Boynton Place Cir, Boynton Beach, FL 33437-2617
Situs Address: 10377 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2025-03100007
PCN: 00-42-45-26-26-000-1740 **Zoned:** RS

Violations:

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the attached roofed structure at the rear of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/10/2025 **Status:** CCH

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle(s) parked on lawn.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 03/10/2025 **Status:** CCH

Agenda No.: 024 **Complexity Level: -** **Status:** Active
Respondent: GIBSON, TANYA M **CEO:** Richard F Cataldo
5091 Cleveland Rd, Delray Beach, FL 33484-4256
Situs Address: 5091 Cleveland Rd, Delray Beach, FL **Case No:** C-2025-05010016
PCN: 00-42-46-23-03-000-7571 **Zoned:** RS

Violations:

1 **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. More specifically, an RV trailer not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/19/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, a golf cart not screened from view.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/19/2025 **Status:** CCH

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, but not limited to, concrete blocks, and storm shutter panels, etc.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/19/2025 **Status:** CCH

4 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 05/19/2025 **Status:** CCH

5 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/19/2025 **Status:** CCH

6 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., garbage carts and yard waste containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the garbage carts and yard waste containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 05/19/2025 **Status:** CCH

7 **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.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Issued: 05/19/2025 **Status:** CCH

8 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 05/19/2025 **Status:** CCH

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: ABARS PRPERTIES LLC **CEO:** Frank A Davis
339 Vizcaya Dr, Palm Beach Gardens, FL 33418
Situs Address: 1221 Miner Rd, Lake Worth, FL **Case No:** C-2025-06120026
PCN: 00-43-45-09-08-000-1510 **Zoned:** CN
Violations:

2 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2023-20035 (Reroof).
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 06/26/2025 **Status:** CCH

cc: Abars Prperties Llc

Agenda No.: 026 **Complexity Level:** - **Status:** Active
Respondent: GARCIA, LUCIO **CEO:** Frank A Davis
7888 S Military Trl, 3, Lake Worth, FL 33463-8143
Situs Address: 5973 Seminole Dr, Lake Worth, FL **Case No:** C-2025-06230004
PCN: 00-43-45-06-03-002-0011 **Zoned:** RM
Violations:

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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 07/08/2025 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 07/08/2025 **Status:** CCH

cc: Garcia, Lucio

Agenda No.: 027 **Complexity Level:** 1 **Status:** Active
Respondent: AAG PROPERTY MANAGEMENT LLC **CEO:** Darrin L Emmons
1228 Hillsborough Mile, Unit 301, HillsboroughBeach, FL 33062
Situs Address: 11872 Bay Pl, Boca Raton, FL **Case No:** C-2025-06260008
PCN: 00-41-47-36-03-000-5140 **Zoned:** AR
Violations:

1 **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.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/26/2025 **Status:** CCH

cc: Aag Property Management Llc

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: BOCA HOLDINGS LLC **CEO:** Darrin L Emmons
1201 Hays St, Tallahassee, FL 32301
Situs Address: 9050 Vista Del Lago, Boca Raton, FL **Case No:** C-2025-05160003
PCN: 00-42-47-19-38-005-0000 **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 membrane structure has been erected or installed without a valid building permit next to the tennis courts.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/20/2025 **Status:** CCH

cc: Boca Holdings Llc
Boca Holdings Llc

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: BOCA LLC **CEO:** Darrin L Emmons
30 N Gould St, Ste R, Sheridan, WY 82801
Situs Address: 22850 Sailfish Rd, Boca Raton, FL **Case No:** C-2025-04300026
PCN: 00-41-47-25-02-000-0720 **Zoned:** AR

Violations:

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, observed a truck with damage to the front and on jackstands, spare tire, vehicle parts and other miscellaneous items being openly stored on this residential property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/01/2025 **Status:** CCH

cc: Boca Llc
Boca Llc

Agenda No.: 030 **Complexity Level:** 1 **Status:** Active
Respondent: Delucca, Andrew P **CEO:** Darrin L Emmons
18300 104th Ter S, Boca Raton, FL 33498-1649
Situs Address: 18300 104th Ter S, Boca Raton, FL **Case No:** C-2025-06260013
PCN: 00-41-47-01-03-003-0070 **Zoned:** RS

Violations:

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.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/30/2025 **Status:** CCH

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/30/2025 **Status:** CCH

5 **Details:** Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height. More specifically, no address numbers could be located on this house or the mailbox.
Code: Palm Beach County Codes & Ordinances - 10.11.4
Issued: 06/30/2025 **Status:** CCH

6 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 06/30/2025 **Status:** CCH

Agenda No.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: LARDANA LLC **CEO:** Darrin L Emmons
7901 4th St N, Ste 300, St.Petersburg, FL 33702
Situs Address: 10610 Marina Pl, Boca Raton, FL **Case No:** C-2025-07090025
PCN: 00-41-47-25-02-000-2030 **Zoned:** AR

Violations:

1 **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. More specifically but not limited to, there was a Blue trailer parked in the swale in front of this residential property.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 07/09/2025 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically but not limited to, there were two vehicles parked on the grass in the front yard of this residential property.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 07/09/2025 **Status:** CCH

cc: Lardana Llc

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: McCafferty, Robin L **CEO:** Darrin L Emmons
10140 Marlin Cir, Boca Raton, FL 33428-5422
Situs Address: 10140 Marlin Cir, Boca Raton, FL **Case No:** C-2025-06250014
PCN: 00-41-47-25-02-000-0080 **Zoned:** AR

Violations:

1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. More specifically, pavers have been placed onto the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 06/26/2025 **Status:** CCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 06/26/2025 **Status:** CCH

Agenda No.: 033 **Complexity Level:** - **Status:** Active
Respondent: Smyth, Errol R; Elizabeth Gallagher, Maureen **CEO:** Jose Feliciano
3396 Tyringham Dr, West Palm Beach, FL 33406-5040
Situs Address: 3396 Tyringham Dr, West Palm Beach, FL **Case No:** C-2025-08040003
PCN: 00-43-44-07-10-013-0060 **Zoned:** RM

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. Specifically; all vegetation throughout property is overgrown and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/04/2025 **Status:** CCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 08/04/2025 **Status:** CCH

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically; parking of motor vehicles on grass areas of yard is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 08/04/2025 **Status:** CCH

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically; large construction debris pile observed at property rear.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/04/2025 **Status:** CCH

Agenda No.: 034 **Complexity Level:** - **Status:** Active
Respondent: GUERRA, CARLOS Humberto; DEL ROSARIO GOMEZ MONICA **CEO:** Caroline Foulke
1131 N F St, Lake Worth Beach, FL 33460-2132
Situs Address: 4306 Waterway Dr, Lake Worth, FL **Case No:** C-2025-02100003
PCN: 00-42-44-25-02-000-0070 **Zoned:** RM

Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/11/2025 **Status:** CCH

cc: Del Rosario Gomez, Monica H
Guerra, Carlos H

Agenda No.: 035 **Complexity Level: -** **Status:** Active
Respondent: Sanderson, Bill **CEO:** Caroline Foulke
2471 Gabriel Ln, West Palm Beach, FL 33406-5246
Situs Address: 879 S Florida Mango Rd, West Palm Beach, FL **Case No:** C-2025-03030001
PCN: 00-43-44-05-17-001-0040 **Zoned:** RS
Violations:

1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/25/2025 **Status:** CCH

Agenda No.: 036 **Complexity Level: -** **Status:** Active
Respondent: VICTORY IN THE DARKNESS MINSTRIES INC **CEO:** Caroline Foulke
6052 Strawberry Lakes Cir, Lake Worth, FL 33463
Situs Address: 4787 Coconut Rd, Lake Worth, FL **Case No:** C-2024-03250005
PCN: 00-43-44-30-01-107-0020 **Zoned:** RM
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/29/2024 **Status:** CCH

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

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

Observation: Church services being run from single family dwelling CCO FILLS IN Church being run from a single-family dwelling in a Residential Zone.
Code: Unified Land Development Code - 1.A.2
Issued: 08/29/2024 **Status:** CCH

cc: Victory In The Darkness Minstries Inc

Agenda No.: 037 **Complexity Level: -** **Status:** Active
Respondent: Womack, Mark **CEO:** Caroline Foulke
5517 Haverford Way, Lake Worth, FL 33463-6644
Situs Address: 5517 Haverford Way, Lake Worth, FL **Case No:** C-2025-06030014
PCN: 00-42-44-34-13-000-0190 **Zoned:** RS
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: 07/01/2025 **Status:** CCH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 07/01/2025 **Status:** CCH

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/01/2025 **Status:** CCH

4 **Details:** 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, canal easement each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 07/01/2025 **Status:** CCH

Agenda No.: 038 **Complexity Level:** 1 **Status:** Active
Respondent: McNICHOLS, Scott P; McNICHOLS, Deborah A **CEO:** Elizabeth A Gonzalez
15654 78th Dr N, Palm Beach Gardens, FL 33418-1856
Situs Address: 15654 78th Dr N, Palm Beach Gardens, FL **Case No:** C-2024-01250027
PCN: 00-42-41-16-00-000-3870 **Zoned:** AR
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the deck structure adjacent to the pond on the property had been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/01/2024 **Status:** CCH

Agenda No.: 039 **Complexity Level:** 1 **Status:** Active
Respondent: ACCESS PROPERTIES LLC **CEO:** Kareem B Graham
5359 Grand Banks Blvd, Greenacres, FL 33463
Situs Address: 1228 Highland Rd, Lake Worth, FL **Case No:** C-2025-05270025
PCN: 00-43-45-09-08-000-0890 **Zoned:** RM
Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/27/2025 **Status:** SIT

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 05/27/2025 **Status:** SIT

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/27/2025 **Status:** SIT

cc: Access Properties Llc
Access Properties Llc

Agenda No.: 040 **Complexity Level:** 1 **Status:** Active
Respondent: BISHOP, KAREN LILLIAN **CEO:** Kareem B Graham
1274 Frangipani Cir, Lake Worth, FL 33462-5108
Situs Address: 1274 Frangipani Cir, Lake Worth, FL **Case No:** C-2025-06270023
PCN: 00-43-45-09-11-014-0250 **Zoned:** RM
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, storage of old fencing, material and other construction/gardening debris
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/01/2025 **Status:** CCH

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: DEGAGE, LUMIDE; CAMILLE, MICHELET **CEO:** Kareem B Graham
3970 Tulip Tree Dr, Lake Worth, FL 33462-5154

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

Situs Address: 3970 Tulip Tree Dr, Lake Worth, FL **Case No:** C-2025-06260015
PCN: 00-43-45-09-10-004-0490 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/27/2025 **Status:** SIT

Agenda No.: 042 **Complexity Level:** 1 **Status:** Active
Respondent: Darr, Jerry Lee; Darr, Dianne **CEO:** Kareem B Graham
1209 Highland Rd, Lantana, FL 33462-6115
Situs Address: 1209 Highland Rd, Lake Worth, FL **Case No:** C-2025-07020006
PCN: 00-43-45-09-08-000-0821 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/03/2025 **Status:** SIT

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/03/2025 **Status:** SIT

Agenda No.: 043 **Complexity Level:** 1 **Status:** Active
Respondent: GEROME, MAUCLAIR; GEROME, RAYMONDE **CEO:** Kareem B Graham
928 Belvedere Rd, West Palm Beach, FL 33405-1112
Situs Address: 7345 Thatcher Ave, Lake Worth, FL **Case No:** C-2025-07090005
PCN: 00-43-45-09-20-000-1160 **Zoned:** RM

Violations:

1 **Details:** 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, a Dodge Truck and Landscaping Vehicle were parked across the sidewalk.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 07/09/2025 **Status:** CCH

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, a 6'H Wood Fence w/ 1 Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/09/2025 **Status:** CCH

4 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 07/09/2025 **Status:** CCH

cc: Gerome Mauclair & Gerome Raymonde

Agenda No.: 044 **Complexity Level:** - **Status:** Active
Respondent: Byers, Stephen J **CEO:** Dennis A Hamburger
7396 Skyline Dr, Delray Beach, FL 33446-2218
Situs Address: 7396 Skyline Dr, Delray Beach, FL **Case No:** C-2025-03280005
PCN: 00-42-46-15-01-001-0030 **Zoned:** AR

Violations:

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 wood deck has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2025 **Status:** CCH

Agenda No.: 045 **Complexity Level:** 1 **Status:** Active
Respondent: INVESTMENT GROUP TWO LLC **CEO:** Dennis A Hamburger
110 SE 6th St, Fl 17, Ft Lauderdale, FL 33301
Situs Address: 15621 S State Road 7, Delray Beach, FL **Case No:** C-2025-04040002
PCN: 00-42-43-27-05-067-0290 **Zoned:** AGR

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, asphalt paving has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/25/2025 **Status:** CCH

3 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically a Front-End Loader, Semi-Truck, and Concessions Trailer located on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/25/2025 **Status:** CCH

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

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

Observation: Operating a Sports Complex, Dog Training, and Recreational Courts in the AGR Zoning District is prohibited.
Code: Unified Land Development Code - 1.A.2
Issued: 04/25/2025 **Status:** CCH

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, Multiple Pole Lights located across the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **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, Entry Office Structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **Status:** CCH

7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Flag Poles have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **Status:** CCH

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, Interior Fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **Status:** CCH

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, Recreational Courts have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **Status:** CCH

10 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Portable Housing Structure has Placed on the Parcel without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **Status:** CCH

11 **Details:** 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. More specifically several Recreational Vehicles are located on the parcel.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 04/25/2025 **Status:** CCH

12 **Details:** All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. Specifically, several signs are located at the entrance and at the dog park area that are not permitted and maybe considered prohibited by Palm Beach County.
Code: Unified Land Development Code - 8.E
Issued: 04/25/2025 **Status:** CCH

13 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Multiple Storage Containers have been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **Status:** CCH

cc: Investment Group Two Llc

Agenda No.: 046 **Complexity Level:** 1 **Status:** Active
Respondent: Melo, Geraldo; Melo, Nadja **CEO:** Dennis A Hamburger
14623 Sunny Waters Ln, Delray Beach, FL 33484-3632
Situs Address: 14623 Sunny Waters Ln, Delray Beach, FL **Case No:** C-2025-05090026
PCN: 00-42-46-15-12-005-0140 **Zoned:** RH
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a mini-split air conditioner has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2025 **Status:** CCH

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, impact glass windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2025 **Status:** CCH

Agenda No.: 047 **Complexity Level:** 1 **Status:** Active
Respondent: Zvy, Annatte Ben **CEO:** Dennis A Hamburger
21 Heritage Dr, Apt F, New City, NY 10956-5334
Situs Address: 403 Brittany I, Delray Beach, FL **Case No:** C-2025-06020018
PCN: 00-42-46-22-07-009-4030 **Zoned:** RH
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a front door has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2025 **Status:** CCH

cc: Zvy, Annatte Ben

Agenda No.: 048 **Complexity Level:** 1 **Status:** Active
Respondent: Patrick Joseph Hayes, as Trustee of the Patrick Joseph Hayes Living Trust, dated December 9, 2021 **CEO:** Jamie G Illicete
19267 W Indies Ln, Jupiter, FL 33469-2055
Situs Address: 19267 W Indies Ln, Jupiter, FL **Case No:** C-2024-08210009
PCN: 00-42-40-25-04-003-0030 **Zoned:** RS
Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, brick paver driveway extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/26/2024 **Status:** CCH

Agenda No.: 049 **Complexity Level:** 1 **Status:** Active
Respondent: Conklin, Frank **CEO:** Jamie G Illicete
11154 165th Rd N, Jupiter, FL 33478-6132
Situs Address: 165th Rd N, Jupiter, FL **Case No:** C-2025-05200003
PCN: 00-41-41-11-00-000-1190 **Zoned:** AR
Violations:

1 **Details:** Parking shall be prohibited on all vacant properties. More specifically, parking vehicles, trailers and equipment including construction equipment on a vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 05/21/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage of motor vehicle(s), which are inoperable and in a state of disrepair, 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: 05/21/2025 **Status:** CCH

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, storage container(s) have been installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **Status:** CCH

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, accessory structure (storage container shed) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **Status:** CCH

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, wood fence/gate installed by road without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **Status:** CCH

cc: Conklin, Frank

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: Conklin, Jodi **CEO:** Jamie G Illicete
11154 165th Rd N, Jupiter, FL 33478-6132
Situs Address: 165th Rd N, Jupiter, FL **Case No:** C-2025-05190012
PCN: 00-41-41-11-00-000-1630 **Zoned:** AR

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties. More specifically, parking vehicles, trailers and equipment including construction equipment on a vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 05/21/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood framed accessory structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **Status:** CCH

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, open storage of motor vehicle, which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/21/2025 **Status:** CCH

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, storage container(s) have been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **Status:** CCH

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, accessory structure (shed) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **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, membrane structure(s) have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **Status:** CCH

7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood fence/gate installed along road and wire and wood fence installed on the south side of property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **Status:** CCH

cc: Conklin, Jodi

Agenda No.: 051 **Complexity Level:** 1 **Status:** Active
Respondent: Dulin, Tyler James William **CEO:** Jamie G Illicete
12270 181st Pl, Jupiter, FL 33478-2020
Situs Address: 12270 181st Pl N, Jupiter, FL **Case No:** C-2024-10210019
PCN: 00-41-40-34-00-000-5750 **Zoned:** AR

Violations:

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, one of two accessory structure (canopy structure) has been erected or installed on the westside of property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/05/2024 **Status:** CCH

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, 2nd of two accessory structure (canopy structure) has been erected or installed on westside of property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/05/2024 **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, white vinyl fence has been erected or installed on westside of structure without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/05/2024 **Status:** CCH

7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed) has been erected or installed on westside of structure without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/05/2024 **Status:** CCH

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, wood and wire fence with metal gate has been erected or installed around the perimeter of the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 11/05/2024 **Status:** CCH

Agenda No.: 052 **Complexity Level:** 1 **Status:** Active
Respondent: Gold, Paulo **CEO:** Jamie G Illicete
7011 Wilson Rd, West Palm Beach, FL 33413-2234
Situs Address: 18246 131st Trl N, Jupiter, FL **Case No:** C-2025-06050015
PCN: 00-41-40-33-00-000-5130 **Zoned:** AR

Violations:

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

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

More specifically, vacant lot being used as a Contractors Storage Yard. Several construction vehicles, trailers along with construction equipment and construction material are being stored on this vacant lot.
Code: Unified Land Development Code - 1.A.2
Issued: 06/10/2025 **Status:** CCH

2 **Details:** Parking shall be prohibited on all vacant properties. More specifically, parking of vehicles, recreational vehicles, boat with accompanying trailer, commercial vehicles, construction equipment and material on vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 06/10/2025 **Status:** CCH

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, storage containers have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/10/2025 **Status:** CCH

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage of any motor vehicle which is inoperable and in a state of disrepair, building material, construction debris, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/10/2025 **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. More specifically, grass, weeds and low-growing vegetation is overgrown.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 06/10/2025 **Status:** CCH

Agenda No.: 053 **Complexity Level:** - **Status:** Active
Respondent: Long, Robert **CEO:** Jamie G Illicete
15388 133rd Ter N, Jupiter, FL 33478-8525 **Type:** **Life Safety**
Situs Address: 15388 133rd Ter N, Jupiter, FL **Case No:** C-2025-07160027
PCN: 00-41-41-16-00-000-5410 **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

More specifically, in-ground swimming pool barrier is missing, and the in-ground swimming pool is open and accessible creating a Life Safety Violation. Supply and maintain a swimming pool barrier in accordance with the Florida Building Code. To comply with the life safety violation, immediately supply a minimum of 4 feet in height temporary orange mesh barrier.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 07/16/2025 **Status:** CCH

Agenda No.: 054 **Complexity Level:** 2 **Status:** Active
Respondent: Shafer, Kathleen **CEO:** Jamie G Illicete
9401 SW Hopwood Ave, Indiantown, FL 34956-4214
Situs Address: 13173 157th Ct N, Jupiter, FL **Case No:** C-2025-06180034
PCN: 00-41-41-16-00-000-1540 **Zoned:** AR

Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
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. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior of structure is in disrepair and not being kept in good repair. Exterior of structure not being kept structural sound and in sanitary condition. Exterior wood panels and siding are in disrepair. There are holes in exterior walls. Sections of exterior wood panels and siding are deteriorated and missing. Exterior paint is chipped and flaking.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (b)
Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/24/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of appliances, building material, construction debris, fence debris, jet ski, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/24/2025 **Status:** CCH

3 **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. More specifically, vegetation is overgrown and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 06/24/2025 **Status:** CCH

4 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically, exterior stairway, deck, porch, balcony, railings, and any other appurtenances are in disrepair and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 06/24/2025 **Status:** CCH

5 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, roof soffits and fascia are in disrepair. Sections of the fascia and soffit wood is deteriorated.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/24/2025 **Status:** CCH

6 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, exterior windows are not being maintained and in disrepair. Windows are boarded up and missing window glass.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 06/24/2025 **Status:** CCH

7 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically, exterior electrical wiring on structure and by gate light posts are in disrepair and are exposed to the elements.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 06/24/2025 **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, wire and wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/24/2025 **Status:** CCH

9 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the detached accessory structure in disrepair. Garage door is missing, and exterior walls are in need of maintenance. Paint is peeling and chipped.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/24/2025 **Status:** CCH

cc: Occupant, Tenant Or

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: JADE DEVELOPMENT ENTERPRISES LLC **CEO:** Paul Kelso
5585 Pennock Point Rd, Jupiter, FL 33458-3432
Situs Address: 6876 Mitchell St, Jupiter, FL **Case No:** C-2025-06260021
PCN: 00-42-40-34-02-000-2680 **Zoned:** RH
Violations:

1 **Details:** All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare. Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots of one-half acre or less: 18 inches on the entire lot. More specifically the overgrown vegetation on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 06/27/2025 **Status:** SIT

Agenda No.: 056 **Complexity Level:** - **Status:** Active
Respondent: Pierelli, Timothy; Espinoza, Oscar Roberto R **CEO:** Ray F Leighton
5437 Thurston Ave, Lake Worth, FL 33463-1523
Situs Address: 5437 Thurston Ave, Lake Worth, FL **Case No:** C-2025-05010017
PCN: 00-42-44-34-32-000-1950 **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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/02/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver brick driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/02/2025 **Status:** CCH

Agenda No.: 057 **Complexity Level:** - **Status:** Active
Respondent: Rosquete, William; Ramirez, Barbara **CEO:** Ray F Leighton
7077 Oakmont Dr, Lake Worth, FL 33467-1327
Situs Address: 7077 Oakmont Dr, Lake Worth, FL **Case No:** C-2025-03210030

PCN: 00-42-44-21-01-000-3090 **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 metal fence in the front set-back has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2025 **Status:** CCH

2 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height.
Code: Unified Land Development Code - 5.B.1.A.2.b.1)
Issued: 03/24/2025 **Status:** CCH

Agenda No.: 058 **Complexity Level: -** **Status:** Active
Respondent: Greenwood, Lelieth **CEO:** Timothy M Madu
10779 Oak Meadow Ln, Wellington, FL 33449-4624
Situs Address: 10779 Oak Meadow Ln, Lake Worth, FL **Case No:** C-2025-05140018
PCN: 00-41-44-36-09-000-1010 **Zoned:** PUD

Violations:

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

More specifically, the open storage of pavers/bricks and bags of gravel to the southeast corner of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/19/2025 **Status:** CCH

Agenda No.: 059 **Complexity Level: -** **Status:** Active
Respondent: Moux, Christian; Hernandez, Janet **CEO:** Timothy M Madu
9312 SW 167th Ct, Miami, FL 33196-4815
Situs Address: 16304 62nd Rd N, Loxahatchee, FL **Case No:** C-2025-07020026
PCN: 00-40-42-36-00-000-5650 **Zoned:** AR

Violations:

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

More specifically, the metal storage containers on the property have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/02/2025 **Status:** CCH

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

More specifically, cut the grass 7 inches on the first 25 feet measuring from property line.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/02/2025 **Status:** CCH

cc: Code Compliance

Agenda No.: 060 **Complexity Level: -** **Status:** Active
Respondent: Mendez, Julian; Mendez, Stacey **CEO:** Timothy M Madu
16033 E Cheltenham Dr, Loxahatchee, FL 33470-3714
Situs Address: 16033 E Cheltenham Dr, Loxahatchee, FL **Case No:** C-2025-04230042
PCN: 00-40-43-13-00-000-5720 **Zoned:** AR

Violations:

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

More specifically, the shed and three external structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/28/2025 **Status:** CCH

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

More specifically, the paver driveway has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/28/2025 **Status:** CCH

Agenda No.: 061 **Complexity Level: -** **Status:** Active
Respondent: Pereira, Anthony J; Pereira, Michelle A **CEO:** Timothy M Madu
16701 E Alan Black Blvd, Loxahatchee, FL 33470-3750
Situs Address: 16701 E Alan Black Blvd, Loxahatchee, FL **Case No:** C-2025-04140033
PCN: 00-40-43-13-00-000-8040 **Zoned:** AR

Violations:

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

More specifically, the open storage on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/15/2025 **Status:** CCH

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

More specifically, the garbage containers at the front of the property.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/15/2025 **Status:** CCH

4 **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, the RV parked in the front setback of the property.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/15/2025 **Status:** CCH

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

More specifically, the unlicensed vehicles on the property.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/15/2025 **Status:** CCH

Agenda No.: 062 **Complexity Level: -** **Status:** Active
Respondent: Quintero, Wendy Tatiana **CEO:** Timothy M Madu
15854 Tangelo Blvd, West Palm Beach, FL 33412-2558
Situs Address: 15854 Tangelo Blvd, West Palm Beach, FL **Case No:** C-2025-03200021
PCN: 00-41-42-18-00-000-7100 **Zoned:** AR

Violations:

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

More specifically, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2025 **Status:** CCH

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, shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2025 **Status:** CCH

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active
Respondent: CABRERA, ROBERTO A; CABRERA, SAHARA A **CEO:** Nedssa Miranda
358 W Shadyside Cir, West Palm Beach, FL 33415-2533
Situs Address: 358 W Shadyside Cir, West Palm Beach, FL **Case No:** C-2025-04230012
PCN: 00-42-44-02-09-000-0410 **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, METAL/ADDITION/STRUCTURE #1 has been erected or installed without a valid building permit.

Obtain required building permits for the METAL/ ADDITION/STRUCTURE #1or remove the METAL/ADDITION/STRUCTURE #1.

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: 04/30/2025 **Status:** CCH

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, ADDITION/STRUCTURE #2 has been erected or installed without a valid building permit.

Obtain required building permits for the ADDITION/STRUCTURE #2 or remove the ADDITION/STRUCTURE #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: 04/30/2025 **Status:** CCH

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

Repair/maintain all accessory structures in disrepair. More specifically, paint the rusty side fence
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/30/2025 **Status:** CCH

4 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/30/2025 **Status:** CCH

6 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.

Cease using recreational vehicles, boats, sports vehicles and/or trailers for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 04/30/2025 **Status:** CCH

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, membrane canopy/structure has been erected or installed without a valid building permit.

Obtain required building permits for the membrane canopy/structure or remove the membrane canopy/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: 04/30/2025 **Status:** CCH

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

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/30/2025 **Status:** CCH

Agenda No.: 064 **Complexity Level: -** **Status:** Active
Respondent: TOLMAN, RITA C; CALAS, MARIA E; ROBINSON, MARIA R; CALAS, RITA P
5913 Lime Rd, West Palm Beach, FL 33413-1118 **CEO:** Nedssa Miranda
Situs Address: 5913 Lime Rd, West Palm Beach, FL **Case No:** C-2025-04280016
PCN: 00-42-43-35-13-026-0070 **Zoned:** RM

Violations:

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

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

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

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

Agenda No.: 065 **Complexity Level:** 1 **Status:** Active
Respondent: ERICKSON, MICHAEL; ERICKSON, DONNA **CEO:** Nedssa Miranda
5711 Lime Rd, West Palm Beach, FL 33413-1846
Situs Address: 5733 Lime Rd, FL **Case No:** C-2025-04070017
PCN: 00-42-43-35-11-010-0020 **Zoned:** RM

Violations:

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

Cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 04/09/2025 **Status:** CCH

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

Repair/maintain all accessory structures in disrepair. MORE SPECIFICALLY FENCE DISREPAIR

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/09/2025 **Status:** CCH

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

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

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

5 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.

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

Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 04/09/2025 **Status:** CCH

Agenda No.: 066 **Complexity Level:** - **Status:** Active
Respondent: LAPINET, ERIC SANTANA; GALDO, MARIA **CEO:** Nedssa Miranda
205 Marie Dr, West Palm Beach, FL 33415-1978
Situs Address: 205 Marie Dr, West Palm Beach, FL **Case No:** C-2025-04170030
PCN: 00-42-43-35-14-005-0120 **Zoned:** RM

Violations:

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, SHED/STRUCTURE has been erected or installed without a valid building permit.

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/23/2025 **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, shed/structure #2 has been erected or installed without a valid building permit.

Obtain required building permits for the shed/structure #2 or remove the shed/structure #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: 04/23/2025 **Status:** CCH

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

Obtain required building permits for the shed/structure #3 or remove the shed/structure #3.

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: 04/23/2025 **Status:** CCH

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, screen enclosure/structure has been erected or installed without a valid building permit.

Obtain required building permits for the screen enclosure/structure or remove the screen enclosure/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: 04/23/2025 **Status:** CCH

Agenda No.: 067 **Complexity Level:** 1 **Status:** Active
Respondent: GALLEGO, MARIO FERNANDEZ **CEO:** Nedssa Miranda
180 Avocado Ave, West Palm Beach, FL 33413-1870
Situs Address: 180 Avocado Ave, West Palm Beach, FL **Case No:** C-2025-05070029
PCN: 00-42-43-35-11-015-0020 **Zoned:** RM

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.

Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 05/12/2025 **Status:** CCH

2 **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: 05/12/2025 **Status:** CCH

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

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

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

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: HERNANDEZ, LESBIA AZUCENA **CEO:** Nedssa Miranda
2401 Coral Way, Apt 9, Miami, FL 33145-3401
Situs Address: 5575 Lime Rd, West Palm Beach, FL **Case No:** C-2025-04010021
PCN: 00-42-43-35-10-008-0040 **Zoned:** RM

Violations:

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

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

This property has approval for a Single-Family Dwelling within the RM- MULTI-FAMILY 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 or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 04/03/2025 **Status:** CCH

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

Post the numerical address in accordance with Section 14-33 (c).

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 04/03/2025 **Status:** CCH

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/03/2025 **Status:** CCH

4 **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: 04/03/2025 **Status:** CCH

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

Obtain required building permits for the FENCE (CHAIN LINK) or remove the FENCE (CHAIN LINK)

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: 04/03/2025 **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.

Obtain required building permits for the SHED #2/STRUCTURE or remove the SHED #2/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: 04/03/2025 **Status:** CCH

7 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

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

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/03/2025 **Status:** CCH

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/03/2025 **Status:** CCH

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

Park the TRAILER in the side or rear yard and screen the TRAILER from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/03/2025 **Status:** CCH

10 **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 and height does not exceed 9 feet.

Discontinue parking any vehicles exceeding 12,500 pounds (GVWR) and height does not exceed 9 feet.

For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/03/2025 **Status:** CCH

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

Remove TRAILER from the front setback or other area between the structure and street. Park TRAILER in the side or rear yard.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/03/2025 **Status:** CCH

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

Repair/maintain all accessory structures in disrepair. More specifically, chain link and wood fence
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/03/2025 **Status:** CCH

Agenda No.: 069 **Complexity Level:** 1 **Status:** Active
Respondent: MESA, ADONIS; MESA, NINSI E **CEO:** Nedssa Miranda
500 S Australian Ave, Ste 500, West Palm Beach, FL 33401
United States
Situs Address: 7656 Pioneer Rd, West Palm Beach, FL **Case No:** C-2024-09230028
PCN: 00-42-43-27-05-012-0221 **Zoned:** AR

Violations:

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

Obtain required building permits for the fence and electrical or remove the fence and electrical.

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: 09/27/2024 **Status:** CCH

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, roofed structure #1 has been erected or installed without a valid building permit.

Obtain required building permits for the roofed structure #1 or remove the roofed structure #1.

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: 09/27/2024 **Status:** CCH

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, ROOFED STRUCTURE #2 has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFED STRUCTURE #2 or remove the ROOFED STRUCTURE #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: 09/27/2024 **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, METAL CHICKEN COOP has been erected or installed without a valid building permit.

Obtain required building permits for the METAL CHICKEN COOP or remove the METAL CHICKEN COOP.

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: 09/27/2024 **Status:** CCH

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

Obtain required building permits for the SMALL SHED #1 or remove the SMALL SHED #1.

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: 09/27/2024 **Status:** CCH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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: 09/27/2024 **Status:** CCH

14 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

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

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

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

On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
All construction activity regulated by this code shall be performed
in a manner so as not to adversely impact the condition of adjacent property, unless such activity
is permitted to affect said property pursuant to a consent granted by the applicable property owner,
under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface
water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected
sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the
improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

More specifically, Obtain a Permit for the Site Development and Fill.

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

Issued: 09/27/2024 **Status:** CCH

cc: Mesa, Adonis
Mesa, Ninsi E

Agenda No.: 070 **Complexity Level:** 1 **Status:** Active

Respondent: PACIFICA WEST PALM LLC **CEO:** Nedssa Miranda
155 OFFICE PLAZA Dr, 1 FLOOR, Tallahassee, FL 32301

Situs Address: 1227 N Benoist Farms Rd, Unit 106 Building 8, West Palm Beach, FL **Case No:** C-2025-06160040

PCN: 00-42-43-29-25-008-1060 **Zoned:** RS

Violations:

1 **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, Thoroughly remove all bacteria from the entire Unit 106 apartment and maintain the unit in a clean and sanitary condition.

Repair/maintain the interior of the structure and equipment in accordance with Section 14-34 (a). Thoroughly remove all bacteria from the entire Unit 106 apartment and maintain the unit in a clean and sanitary condition.

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

Issued: 06/18/2025 **Status:** CCH

3 **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.

Maintain all exterior property and premises in a clean, safe and sanitary condition.

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

Issued: 06/18/2025 **Status:** CCH

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

Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint inside the entire unit 106

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 06/18/2025 **Status:** CCH

5 **Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

More specifically, repair and maintain the Air condition inside unit 106.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 06/18/2025 **Status:** CCH

cc: Pacifica West Palm Llc

Agenda No.: 071 **Complexity Level:** 1 **Status:** Active
Respondent: PLANET KIDS II INC; PLANET KIDS III INC **CEO:** Nedssa Miranda
14371 Halter Rd, Wellington, FL 33414-1016
Situs Address: Alexander Rd, FL **Case No:** C-2025-03110029
PCN: 00-42-43-27-05-005-0730 **Zoned:** AR

Violations:

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

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: 03/14/2025 **Status:** CCH

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

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

Obtain a Permit for the Site Development of LOT CLEARING OF TREES WITH BUILDING DEPARTMENT.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 03/14/2025 **Status:** CCH

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, OBATIN SITE DEVELOPENT PERMIT FOR LOT CLEARING OF THE TREES has been erected or installed without a valid building permit.

Obtain required building permits for the OBATIN SITE DEVELOPENT PERMIT FOR LOT CLEARING OF THE TREES

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: 03/14/2025 **Status:** CCH

Agenda No.: 072 **Complexity Level:** 1 **Status:** Active
Respondent: RICARDO, MARTHA LOURDES CASTILLO; SARRIA, YUNIER **CEO:** Nedssa Miranda
5928 Papaya Rd, West Palm Beach, FL 33413-1727

Situs Address: 422 Caroline Ave, West Palm Beach, FL **Case No:** C-2025-01290028
PCN: 00-42-43-35-10-007-0050 **Zoned:** RM

Violations:

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

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 02/03/2025 **Status:** CCH

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY **CEO:** Nedssa Miranda
14 Ramclark Rd, New City, NY 10956-1210
Situs Address: 198 Tropical Ave, West Palm Beach, FL **Case No:** C-2025-01290024
PCN: 00-42-43-35-02-010-0010 **Zoned:** RM

Violations:

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

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Please cut the grass in the entire area of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/30/2025 **Status:** CCH

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

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

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

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 1.A.2
Issued: 01/30/2025 **Status:** CCH

3 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 01/30/2025 **Status:** CCH

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

Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, Paint the property accordingly
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 01/30/2025 **Status:** CCH

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

Maintain the exterior of the structure in accordance with Section 14-33 (a).
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/30/2025 **Status:** CCH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all item's storage in public view
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/30/2025 **Status:** CCH

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

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/30/2025 **Status:** CCH

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

Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/30/2025 **Status:** CCH

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

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/30/2025 **Status:** CCH

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

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

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/30/2025 **Status:** CCH

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

Remove TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/30/2025 **Status:** CCH

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

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

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/30/2025 **Status:** CCH

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

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

Obtain a Permit for the Site Development and Fill.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 01/30/2025 **Status:** CCH

Agenda No.: 074 **Complexity Level:** 1 **Status:** Active
Respondent: Jose Guarin, Jr.; and Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Carolina Guarin and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (CAROLINA GUARIN AND JOSE JR GUARIN and 00-42-43-35-02-013-0010).
184 Tropical Ave, West Palm Beach, FL 33415-1944
CEO: Nedssa Miranda
Situs Address: 184 Tropical Ave, West Palm Beach, FL **Case No:** C-2025-05150034
PCN: 00-42-43-35-02-013-0010 **Zoned:** RM

Violations:

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

Obtain a Certificate of Completion for FENCE (WOOD, AND METAL) permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 05/30/2025 **Status:** CCH

2 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.

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.

Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 05/30/2025 **Status:** CCH

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

Repair/maintain all accessory structures in disrepair. More specifically, FENCE DISREPAIR
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/30/2025 **Status:** CCH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/30/2025 **Status:** CCH

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

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/30/2025 **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, WOOD/STRUCTURE has been erected or installed without a valid building permit.

Obtain required building permits for the WOOD/STRUCTURE or remove the WOOD/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: 05/30/2025 **Status:** CCH

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: Carbone, Kevin **CEO:** Joanna Mirodias
7605 Colony Palm Dr, Boynton Beach, FL 33436-1316
Situs Address: 7605 Colony Palm Dr, Boynton Beach, FL **Case No:** C-2025-03270019
PCN: 00-42-45-12-18-000-0890 **Zoned:** PUD

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white vinyl/PVC fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/27/2025 **Status:** CCH

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 mini split air conditioner has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/27/2025 **Status:** CCH

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: Carbone, Kevin J **CEO:** Joanna Mirodias
7605 Colony Palm Dr, Boynton Beach, FL 33436-1316
Situs Address: 7549 Colony Palm Dr, Boynton Beach, FL **Case No:** C-2025-03270021
PCN: 00-42-45-12-18-000-0680 **Zoned:** PUD

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the mini split air conditioner has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/27/2025 **Status:** CCH

Agenda No.: 077 **Complexity Level:** 1 **Status:** Active
Respondent: Greene, Derek M; De Avila, Susielen Fernanda **CEO:** Joanna Mirodias
3736 Edgar Ave, Boynton Beach, FL 33436-2728
Situs Address: 3736 Edgar Ave, Boynton Beach, FL **Case No:** C-2025-06040013
PCN: 00-43-45-19-02-005-0031 **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, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2025 **Status:** CCH

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 wood frame structure located on the west side of the garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2025 **Status:** CCH

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2025 **Status:** CCH

Agenda No.: 078 **Complexity Level:** 1 **Status:** Active
Respondent: Entner, Joshua; Entner, Michael **CEO:** Joanna Mirodias
9158 Chianti Ct, Boynton Beach, FL 33472-2459
Situs Address: 9158 Chianti Ct, Boynton Beach, FL **Case No:** C-2025-07240014
PCN: 00-42-45-23-17-000-3630 **Zoned:** RTS

Violations:

1 **Details:** Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property.
Code: Unified Land Development Code - 5.E.4.E.2.c.1
Issued: 08/08/2025 **Status:** CCH

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, an outdoor electrical outlet located on the north side of the SFD has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/08/2025 **Status:** CCH

Agenda No.: 079 **Complexity Level:** 1 **Status:** Active
Respondent: MEDJOOL NURSERIES LLC **CEO:** Joanna Mirodias
7111 Fairway Dr, Ste 210, Palm Beach Gardens, FL 33418
Situs Address: 5660 Ranches Rd, Lake Worth, FL **Case No:** C-2025-06130032

PCN: 00-42-45-10-01-008-0030 **Zoned:** AR

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2024-028810-0000 (Demolition Non/Multi-Residential) has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # B-2024-028810-0000 (Demolition Non/Multi-Residential).

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 07/31/2025 **Status:** CCH

Agenda No.: 080 **Complexity Level:** 1 **Status:** Removed

Respondent: BERMUDA ISLES AT BOCA RIO HOMEOWNERS ASSOCIATION, INC.; CYPRESS LAKES AT BOCA RIO HOMEOWNERS ASSOCIATION, INC.
3900 Woodlake Blvd, Ste 309, Lake Worth, FL 33463 United States **CEO:** Adam F Moulton

Situs Address: FL **Case No:** C-2025-08080003

PCN: 00-42-47-29-07-001-0000 **Zoned:**

Violations:

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

More specifically, posts and a chain have been erected or installed on Thames Blvd. without a valid building permit.

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

Issued: 08/11/2025 **Status:** CLS

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

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

Observation: Posts with a chain have been erected on Thames Blvd. and do not appear on the site plan as approved for regulating traffic.

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

Issued: 08/11/2025 **Status:** CLS

cc: Bermuda Isles At Boca Rio Homeowners Association, Inc.
Cypress Lakes At Boca Rio Homeowners Association, Inc.

Agenda No.: 081 **Complexity Level:** 1 **Status:** Active

Respondent: Hb2 Alternative Holdings Llc
14405 Walters Rd, Ste 200, Houston, TX 77014-1345 **CEO:** Adam F Moulton

Situs Address: 9332 Laurel Green Dr, Boynton Beach, FL **Case No:** C-2025-06050002

PCN: 00-42-45-22-06-000-2960 **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 fence has been erected or installed without a valid building permit.

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

Issued: 07/15/2025 **Status:** CCH

2 **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. More specifically, there is no permitted pool barrier at property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 07/15/2025 **Status:** CCH

cc: Hb2 Alternative Holdings Llc

Agenda No.: 082 **Complexity Level: -** **Status:** Active
Respondent: Jews Of The Circle Inc **CEO:** Adam F Moulton
7625 Martinique Blvd, Boca Raton, FL 33433
Situs Address: 7625 Martinique Blvd, Boca Raton, FL **Case No:** C-2025-06100023
PCN: 00-42-47-28-07-000-0650 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, numerous items near garage including trash and plastic bread containers.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/10/2025 **Status:** CCH

2 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 06/10/2025 **Status:** CCH

cc: Code Compliance
Jews Of The Circle Inc

Agenda No.: 083 **Complexity Level:** 1 **Status:** Active
Respondent: Lardana Llc **CEO:** Adam F Moulton
7901 4th St N, Ste 300, St,Petersburg, FL 33702
Situs Address: 11916 Coral Pl, Boca Raton, FL **Case No:** C-2025-07070013
PCN: 00-41-47-36-02-000-4160 **Zoned:** AR
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 07/08/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/08/2025 **Status:** CCH

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, a paver driveway extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/08/2025 **Status:** CCH

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 canopy membrane structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/08/2025 **Status:** CCH

5 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically, porch is missing most all of the screens.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 07/08/2025 **Status:** CCH

cc: Lardana Llc

Agenda No.: 084 **Complexity Level:** 1 **Status:** Active
Respondent: ONTARIO HOTEL DEVELOPMENT LLC **CEO:** Adam F Moulton
2221 Camden Ct, Ste 200, Oak Brook, IL 60523-4606
Situs Address: 7006 Palmetto Cir N, Boca Raton, FL **Case No:** C-2025-06260005
PCN: 00-42-47-21-01-011-0000 **Zoned:** CG

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, downed light pole and vegetative debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/26/2025 **Status:** SIT

2 **Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. More specifically, LED light pole by commercial vacuum and commercial air compressor is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 06/26/2025 **Status:** SIT

3 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically, both LED light poles do not have protective covers over wires.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 06/26/2025 **Status:** SIT

cc: Ontario Hotel Development Llc

Agenda No.: 085 **Complexity Level:** 1 **Status:** Active
Respondent: Ski Development 30 Llc **CEO:** Adam F Moulton
7033 San Sebastian Cir, Boca Raton, FL 33433-1058
Situs Address: 7033 San Sebastian Cir, Boca Raton, FL **Case No:** C-2025-06030003
PCN: 00-42-47-21-02-002-0090 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a white vinyl fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/03/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver patio has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/03/2025 **Status:** CCH

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, new impact windows and doors have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/03/2025 **Status:** CCH

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, demolition work has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/03/2025 **Status:** CCH

6 **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. More specifically, designated pool barrier of screen enclosure was removed and not replaced.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 06/03/2025 **Status:** CCH

cc: Ski Development 30 Llc

Agenda No.: 086 **Complexity Level: -** **Status:** Active
Respondent: 1955 Juno LLC **CEO:** Steve R Newell
2074 W Indiantown Rd, Ste 203, Jupiter, FL 33458
Situs Address: 1955 Juno Rd, North Palm Beach, FL **Case No:** C-2025-07090007
PCN: 00-43-41-33-01-000-0072 **Zoned:** RH
Violations:

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/09/2025 **Status:** CCH

4 **Details:** Parking shall be prohibited on all vacant properties.
Specifically, the boat
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/09/2025 **Status:** CCH

Agenda No.: 087 **Complexity Level: -** **Status:** Active
Respondent: Alfred Smithers, Life Tenant; and Dwayne Smithers, Remainderman **CEO:** Steve R Newell
1 Canal St, Dartmouth, NSB2Y-2WI Canada
Situs Address: 16625 Narrows Dr, Jupiter, FL **Case No:** C-2025-04220012
PCN: 00-43-41-07-07-000-0030 **Zoned:** RM
Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, aluminum accessory structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/25/2025 **Status:** CCH

cc: Smithers, Alrfred

Agenda No.: 088 **Complexity Level: -** **Status:** Active
Respondent: Behl, Nathaniel Joseph; Behl, Barbara M; Behl, Gregory J **CEO:** Steve R Newell
19882 Seabrook Rd, Jupiter, FL 33469-2634
Situs Address: 19882 Seabrook Rd, Jupiter, FL **Case No:** C-2025-07150010
PCN: 00-42-40-25-11-008-0990 **Zoned:** RS
Violations:

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

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

Observation: I observed construction form boards and scaffolding in the back yard of the owner's property.
Code: Unified Land Development Code - 1.A.2
Issued: 08/12/2025 **Status:** CCH

Agenda No.: 089 **Complexity Level: -** **Status:** Active
Respondent: Jimmy Dale Moseland and Jani Wolters-Moslund, as Trustees of the Moseland Family Trust under agreement dated April, 1, 2016 **CEO:** Steve R Newell
11036 Monet Woods Rd, Palm Beach Gardens, FL 33410-3214
Situs Address: 11036 Monet Woods Rd, Palm Beach Gardens, FL **Case No:** C-2025-06270013
PCN: 00-43-42-06-01-000-0011 **Zoned:** RS
Violations:

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. Specifically, the boat parked in the front driveway
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 07/08/2025 **Status:** CCH

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.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 07/08/2025 **Status:** CCH

Agenda No.: 090 **Complexity Level: -** **Status:** Active
Respondent: Rakoczy, John R **CEO:** Steve R Newell
4739 Square Lake Dr, Palm Beach Gardens, FL 33418-6151
United States
Situs Address: 4739 Square Lake Dr, Palm Beach Gardens, FL **Case No:** C-2025-04110004
PCN: 00-42-42-24-01-000-0651 **Zoned:** RE
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, posts for the pole barn have been erected and installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/16/2025 **Status:** CCH

cc: Rakoczy, John R

Agenda No.: 091 **Complexity Level: -** **Status:** Active
Respondent: Research & Marketing Services Inc **CEO:** Steve R Newell
649 US HWY 1, Unit 16, North Palm Beach, FL 33408
Situs Address: 9220 Sun Ct, West Palm Beach, FL **Case No:** C-2025-05190024
PCN: 00-43-42-18-02-000-0340 **Zoned:** RM

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/20/2025 **Status:** CCH

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.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/20/2025 **Status:** CCH

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. Specifically, a shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/20/2025 **Status:** CCH

Agenda No.: 092 **Complexity Level: -** **Status:** Active
Respondent: LASSO CALDERON, LUZ DARY **CEO:** Paul Pickett
4592 GROVE St, West Palm Beach, FL 33415 United State
Situs Address: 6248 17th Dr S, Lot 905, West Palm Beach, FL **Case No:** C-2025-02210004
PCN: **Zoned:**

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ELECTRICAL WORK (REAR ADDITION) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

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, PLUMBING (RIGHT ADDITION) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, INTERIOR RENOVATION (ROOMS CREATED) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

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, REAR ADDITION has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/28/2025 **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, ACCESSORY STRUCTURE (CARPORT) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ADDITION (LEFT SIDE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

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, ELECTRICAL WORK (LEFT SIDE ADDITION) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

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, ACCESSORY STRUCTURE (SHED) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

10 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, INTERIOR ELECTRIC (RIGHT ADDITION) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

11 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ADDITION (RIGHT SIDE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

12 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, PLUMBING WORK (REAR ADDITION) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH

13 **Details:** 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.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 02/28/2025 **Status:** CCH

14 **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (d)

Issued: 02/28/2025 **Status:** CCH

Agenda No.: 093 **Complexity Level:** 1 **Status:** Active
Respondent: 30 HERON DRIVE LLC **CEO:** Debbie N Plaud
3000 Marcus Ave, Ste 1W5, Lake Success, NY 11042
Situs Address: 6449 Duckweed Rd, Lake Worth, FL **Case No:** C-2025-02070004
PCN: 00-41-44-35-01-000-2070 **Zoned:** AR
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an accessory structure (tiki hut with electrical work/wiring) has been erected or installed without a valid building permit
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/14/2025 **Status:** CCH

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, an accessory structure (tiki hut) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/14/2025 **Status:** CCH

cc: 30 Heron Drive Llc

Agenda No.: 094 **Complexity Level:** 1 **Status:** Active
Respondent: Cifuentes, Hector J; Velasquez Mora, Leidy A **CEO:** Debbie N Plaud
13882 60th St N, West Palm Bch, FL 33411-8379
Situs Address: 13882 60th St N, West Palm Beach, FL **Case No:** C-2024-12180015
PCN: 00-41-43-04-00-000-3630 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/25/2025 **Status:** CCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/25/2025 **Status:** CCH

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 approvals for a Single-Family Dwelling in the AR Zoning District. During a recent inspection, multiple vehicles were observed in various stages of repair.
Code: Unified Land Development Code - 1.A.2
Issued: 07/25/2025 **Status:** CCH

Agenda No.: 095 **Complexity Level:** 1 **Status:** Removed
Respondent: Kahn, Larry P **CEO:** Debbie N Plaud
22661 SW 65th Way, Boca Raton, FL 33428-5923
Situs Address: 22661 SW 65th Way, Boca Raton, FL **Case No:** C-2025-04230036
PCN: 00-42-47-30-02-008-0310 **Zoned:** RM

Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence is in a state of disrepair and is in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/30/2025 **Status:** CCH

2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof is in a state of disrepair and is in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 09/30/2025 **Status:** CCH

Agenda No.: 096 **Complexity Level:** 1 **Status:** Active
Respondent: Manning, Susan **CEO:** Debbie N Plaud
10595 Mira Vista Dr, Pompano Beach, FL 33076-4840
Situs Address: 8710 Eagle Run Dr, Boca Raton, FL **Case No:** C-2024-11060014
PCN: 00-42-47-17-08-000-0520 **Zoned:** RS

Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Specifically, the outside of the residence has fire damage that needs to be repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/07/2024 **Status:** CCH

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 interior of the residence has extensive fire damage that needs to be repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 11/07/2024 **Status:** CCH

cc: Manning, Susan

Agenda No.: 097 **Complexity Level:** - **Status:** Active
Respondent: Oleiro, Matheus; Pareto, Camila **CEO:** Debbie N Plaud
23205 Bentley Pl, Boca Raton, FL 33433-6828
Situs Address: 23205 Bentley Pl, Boca Raton, FL **Case No:** C-2025-02270003
PCN: 00-42-47-32-08-000-1340 **Zoned:** RS

Violations:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof is in a state of disrepair and in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 02/27/2025 **Status:** CCH

2 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, there are sections of paneling missing from the exterior walls of the house and need to be repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 02/27/2025 **Status:** CCH

Agenda No.: 098 **Complexity Level:** 1 **Status:** Active
Respondent: Borraiz, William; Borraiz, Sonia R **CEO:** Teresa G Rouse
9485 Listow Ter, Boynton Beach, FL 33472-2717
Situs Address: 11901 Sandalfoot Blvd, Boca Raton, FL **Case No:** C-2025-05050004
PCN: 00-41-47-36-03-000-7210 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a secondary concrete driveway has been erected or installed on a property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/02/2025 **Status:** CCH

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the six-foot wood fence is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/02/2025 **Status:** CCH

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 but not limited to, tires, cardboard, appliances and debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/02/2025 **Status:** CCH

cc: Occupants

Agenda No.: 099 **Complexity Level:** 1 **Status:** Active
Respondent: Boynton Beach Associates XXXI, LLLP **CEO:** Teresa G Rouse
1600 Sawgrass Corporate Pkwy, Ste 400, Fort Lauderdale, I
33323-2890
Situs Address: 11787 Lyons Rd, Boynton Beach, FL **Case No:** C-2025-07240002
PCN: 00-42-43-27-05-060-0493 **Zoned:** AGR-PUD

Violations:

1 **Details:** The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tool, equipment of semi-mechanical device, or undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10:00 PM and 7:00 AM. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday. This restriction shall not prohibit the use of pumps or machinery which, because of their nature and purpose, are required to be in operation 24 hours a day. More specifically construction work was being performed at the property before 7:00 a.m.
Code: Unified Land Development Code - 5.E.4.B.1.e
Issued: 07/28/2025 **Status:** CCH

cc: Boynton Beach Associates Xxxi, Lllp

Agenda No.: 100 **Complexity Level:** - **Status:** Active
Respondent: Ribeiro, Eduardo Lopes **CEO:** Teresa G Rouse
1104 Rialto Dr, Boynton Beach, FL 33436-7198
Situs Address: 23410 Country Club Dr E, Boca Raton, FL **Case No:** C-2025-06050007
PCN: 00-41-47-36-07-000-1070 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roofed 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: 06/27/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a parking surface has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/27/2025 **Status:** CCH

cc: Occupant

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

Agenda No.: 101 **Complexity Level:** 1 **Status:** Active
Respondent: Weingarten Nostat, Inc. **CEO:** Teresa G Rouse
500 N Broadway, Ste 201, Jericho, NY 11753-2122
Situs Address: 9082 Glades Rd, Building A, Boca Raton, FL **Case No:** C-2025-02050015
PCN: 00-42-47-18-21-001-0000 **Zoned:** MUPD
Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fencing along the perimeter of the shopping center is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 03/10/2025 **Status:** SIT

cc: Occupant
Weingarten Nostat, Inc.

Agenda No.: 102 **Complexity Level:** - **Status:** Active
Respondent: Andre, Sheldon **CEO:** Omar J Sheppard
37100 Old Connors Hwy, Canal Point, FL 33438
Situs Address: 12521 Everglades St, Canal Point, FL **Case No:** C-2025-06110011
PCN: 00-37-41-33-03-019-0160 **Zoned:** CG
Violations:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/12/2025 **Status:** CCH

cc: Andre, Sheldon

Agenda No.: 103 **Complexity Level:** - **Status:** Active
Respondent: Gonzalez, Pablo B; Buergo, Hildelisa G **CEO:** Omar J Sheppard
12144 66th St N, West Palm Beach, FL 33412-2042
Situs Address: 12144 66th St N, West Palm Beach, FL **Case No:** C-2025-05070015
PCN: 00-41-42-34-00-000-1870 **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: 06/02/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/02/2025 **Status:** CCH

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/02/2025 **Status:** CCH

4 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 06/02/2025 **Status:** CCH

Agenda No.: 104 **Complexity Level:** - **Status:** Active
Respondent: Cammarata, Judith A **CEO:** Omar J Sheppard
11965 Kalmar Cir N, Pompano Beach, FL 33076-4665
Situs Address: 20642 Antoinette St, Loxahatchee, FL **Case No:** C-2025-07090023
PCN: 00-40-42-32-00-000-3460 **Zoned:** AR

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 07/14/2025 **Status:** CCH

2 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/14/2025 **Status:** CCH

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, an office trailer has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/14/2025 **Status:** CCH

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 tent has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/14/2025 **Status:** CCH

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/14/2025 **Status:** CCH

cc: Cammarata, Judith A

Agenda No.: 105 **Complexity Level: -** **Status:** Active
Respondent: CAPILLARY FLOW PROPERTIES, LLC **CEO:** Omar J Sheppard
16282 E Lancashire Dr, Loxahatchee, FL 33470-3731
Situs Address: 16282 E Lancashire Dr, Loxahatchee, FL **Case No:** C-2025-05120017
PCN: 00-40-43-13-00-000-7000 **Zoned:** AR

Violations:

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/21/2025 **Status:** CCH

3 **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: 05/21/2025 **Status:** CCH

Agenda No.: 106 **Complexity Level: -** **Status:** Active
Respondent: Couture, Mark; Couture, Denise **CEO:** Omar J Sheppard
11194 61st St N, West Palm Beach, FL 33412-1841
Situs Address: 11194 61st St N, West Palm Beach, FL **Case No:** C-2025-07010021
PCN: 00-41-42-35-00-000-5850 **Zoned:** AR

Violations:

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

Issued: 07/24/2025 **Status:** CCH

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/24/2025 **Status:** CCH

Agenda No.: 107 **Complexity Level: -** **Status:** Active
Respondent: Gonzalez, Jacinta **CEO:** Omar J Sheppard
1364 NW Avenue P, Belle Glade, FL 33430-1412
Situs Address: 1364 NW Avenue P, Belle Glade, FL **Case No:** C-2025-04110002
PCN: 00-37-43-30-00-000-7070 **Zoned:** AR
Violations:

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

Agenda No.: 108 **Complexity Level: -** **Status:** Active
Respondent: O'Connor, Merdel **CEO:** Omar J Sheppard
15163 82nd Ln N, Loxahatchee, FL 33470-4334
Situs Address: 15163 82nd Ln N, Loxahatchee, FL **Case No:** C-2025-04210028
PCN: 00-41-42-19-00-000-5390 **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: 05/30/2025 **Status:** CCH

Agenda No.: 109 **Complexity Level: -** **Status:** Active
Respondent: RE WEALTH ADVISORS LLC **CEO:** Omar J Sheppard
401 E Las Olas Blvd, Ste 1400, Fort Lauderdale, FL 33301
Situs Address: 37280 Okeechobee Ave, 2, Canal Point, FL **Case No:** C-2025-07220013
PCN: 00-37-41-33-03-014-0010 **Zoned:** RH
Violations:

1 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 07/24/2025 **Status:** CCH

2 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 07/24/2025 **Status:** CCH

3 **Details:** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1)
Issued: 07/24/2025 **Status:** CCH

4 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 07/24/2025 **Status:** CCH

cc: Re Wealth Advisors Llc

Agenda No.: 110 **Complexity Level: -** **Status:** Active
Respondent: THIEBAUD CORPORATION **CEO:** Omar J Sheppard
816 NW 4th St, Belle Glade, FL 33430-1906
Situs Address: 641 NW 17th St, Belle Glade, FL **Case No:** C-2025-04080002
PCN: 00-36-43-36-01-001-0031 **Zoned:** RM

Violations:

2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 05/01/2025 **Status:** CCH

cc: Thiebaud Corporation
Thiebaud Corporation

Agenda No.: 111 **Complexity Level: -** **Status:** Active
Respondent: Belizaire, Julio **CEO:** Christina G Stodd
5805 206th Ter N, Loxahatchee, FL 33470-2217
Situs Address: 85th Rd N, FL **Case No:** C-2025-02190013
PCN: 00-41-42-20-00-000-3920 **Zoned:** AR

Violations:

1 **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: 02/20/2025 **Status:** CCH

2 **Details:** All construction activity regulated by this code shall be performed
in a manner so as not to adversely impact the condition of adjacent property, unless such activity
is permitted to affect said property pursuant to a consent granted by the applicable property owner,
under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface
water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected
sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the
improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, many truck loads of fill observed on the vacant lot.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 02/20/2025 **Status:** CCH

Agenda No.: 112 **Complexity Level: -** **Status:** Active
Respondent: Alvaro Velosa and Ana Maria Velosa, Settlors and Co-Trustees of the Alvaro Velosa and Ana Maria Velosa Revocable Trust dated August 4, 2023. **CEO:** Christina G Stodd
12518 88th Pl N, West Palm Beach, FL 33412-2387
Situs Address: 12518 88th Pl N, West Palm Beach, FL **Case No:** C-2025-07070005
PCN: 00-41-42-22-00-000-3410 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 2 storage containers with a roof structure between the two containers, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/11/2025 **Status:** CCH

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, rail fencing surrounding the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/11/2025 **Status:** CCH

Agenda No.: 113 **Complexity Level: -** **Status:** Active
Respondent: Donald Harry Bailey , Trustee of the Donald Harry Bailey Revocable Living Trust dated June 19, 2001
16858 Temple Blvd, Loxahatchee, FL 33470-3061 **CEO:** Rl Thomas
Situs Address: 16858 Temple Blvd, Loxahatchee, FL **Case No:** C-2025-04290023
PCN: 00-40-42-25-00-000-3090 **Zoned:** AR
Violations:

1 **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: 06/30/2025 **Status:** CCH

Agenda No.: 114 **Complexity Level: -** **Status:** Active
Respondent: Dorta, Alejandro L P; Adam, Javier M; Benitez, Natacha D
11413 52nd Rd N, West Palm Beach, FL 33411-9036 **CEO:** Rl Thomas
Situs Address: 11413 52nd Rd N, West Palm Beach, FL **Case No:** C-2025-01130029
PCN: 00-41-43-02-00-000-5150 **Zoned:** AR
Violations:

3 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 01/29/2025 **Status:** CCH

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, loads of fill dirt has been spread without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2025 **Status:** CCH

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2025 **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 storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2025 **Status:** CCH

Agenda No.: 115 **Complexity Level: -** **Status:** Active
Respondent: Apollon, Jean; Norvelus, Flaudilica
4923 Bonanza Rd, Lake Worth, FL 33467-4780 **CEO:** Rl Thomas
Situs Address: 4923 Bonanza Dr, Lake Worth, FL **Case No:** C-2025-03310019
PCN: 00-42-44-30-01-014-0060 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/01/2025 **Status:** CCH

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

Agenda No.: 116 **Complexity Level: -** **Status:** Active
Respondent: Avera, Melissa; Avera, Shawn **CEO:** Rl Thomas
16435 E Stallion Dr, Loxahatchee, FL 33470-4037
Situs Address: 16435 E Stallion Dr, Loxahatchee, FL **Case No:** C-2025-02060006
PCN: 00-40-43-24-00-000-7260 **Zoned:** AR

Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/13/2025 **Status:** CCH

Agenda No.: 117 **Complexity Level: -** **Status:** Active
Respondent: Cardet, Antonio **CEO:** Rl Thomas
PO BOX 187, Lake Harbor, FL 33459-0187
Situs Address: 15 W Corkscrew Blvd, Clewiston, FL **Case No:** C-2025-03040007
PCN: 00-35-44-02-03-001-0020 **Zoned:** RM

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: 03/07/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/07/2025 **Status:** CCH

Agenda No.: 118 **Complexity Level: -** **Status:** Active
Respondent: Leite, Raina L; Leite, Ryan **CEO:** Rl 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:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/10/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

Agenda No.: 119 **Complexity Level:** 1 **Status:** Active
Respondent: Moreno, Nidia **CEO:** Rl Thomas
9220 Melody Rd, Lake Worth, FL 33467-4750
Situs Address: 9220 Melody Rd, Lake Worth, FL **Case No:** C-2025-03310018
PCN: 00-42-44-30-01-014-0020 **Zoned:** AR
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/01/2025 **Status:** CCH

Agenda No.: 120 **Complexity Level:** - **Status:** Active
Respondent: Robinson, B Roy **CEO:** Rl Thomas
18976 48th Ave N, Loxahatchee, FL 33470-2356
Situs Address: W Corkscrew Blvd, Clewiston, FL **Case No:** C-2025-05190025
PCN: 00-35-44-02-03-004-0170 **Zoned:** RM
Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/05/2025 **Status:** CCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 06/05/2025 **Status:** CCH

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/05/2025 **Status:** CCH

Agenda No.: 121 **Complexity Level:** - **Status:** Active
Respondent: SRP SUB LLC **CEO:** Rl Thomas
1201 Hays St, Tallahassee, FL 32301
Situs Address: 1600 Seminole Pratt Whitney Rd, Loxahatchee, FL **Case No:** C-2025-07180020
PCN: 00-40-43-25-00-000-3900 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/21/2025 **Status:** CCH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 07/21/2025 **Status:** CCH

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the chain linked fence.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/21/2025 **Status:** CCH

cc: Srp Sub Llc

Agenda No.: 122 **Complexity Level:** - **Status:** Active
Respondent: Velasquez, Meija Liliana; Velasquez, Wilfido Meija **CEO:** Rl Thomas

14616 74th St N, Loxahatchee, FL 33470-5209

Situs Address: 14616 74th St N, Loxahatchee, FL **Case No:** C-2024-10290007
PCN: 00-41-42-29-00-000-7460 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, for loads of fill dirt brought into the property and spread without a valid building permit. has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2024 **Status:** CCH

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

Agenda No.: 123 **Complexity Level: -** **Status:** Active
Respondent: Wilson, David E; Wilson, Juliet M **CEO:** Rl Thomas
12375 Key Lime Blvd, West Palm Beach, FL 33412-1402

Situs Address: 12375 Key Lime Blvd, West Palm Beach, FL **Case No:** C-2025-02200018
PCN: 00-41-42-27-00-000-5090 **Zoned:** AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, a vehicle in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/21/2025 **Status:** CCH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/21/2025 **Status:** CCH

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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/21/2025 **Status:** CCH

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 storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/21/2025 **Status:** CCH

Agenda No.: 124 **Complexity Level: -** **Status:** Active
Respondent: LINCOLN SUNRISE LLC **CEO:** Charles Zahn
696 NE 125 St, North Miami, FL 33161

Situs Address: 6169 S Jog Rd, Lake Worth, FL **Case No:** C-2025-07290002
PCN: 00-42-44-39-04-001-0010 **Zoned:** CG

Violations:

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

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

Observation: diseased, dead and missing trees and vegetation.

Code: Unified Land Development Code - 1.A.2
Issued: 07/29/2025 **Status:** CCH

Agenda No.: 125 **Complexity Level: -** **Status:** Active
Respondent: ST. ANDREWS GLEN CONDOMINIUM ASSOCIATION INC. **CEO:** Charles Zahn
1 E Broward Blvd, Ste 1800, FT Lauderdale, FL 33301
Situs Address: 7581 MacKenzie Ct, Lake Worth, FL **Case No:** C-2024-04180009
PCN: 00-42-44-21-22-000- **Zoned:** RS

Violations:

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

Specifically: The retention pond wall is not maintained and is not structurally sound as evidenced by breaks loose and rotting materials.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/22/2024 **Status:** CCH

cc: Becker & Poliakoff
St. Andrews Glen Condominium Association, Inc.

Agenda No.: 126 **Complexity Level: -** **Status:** Active
Respondent: THE COUNTRY HOMEOWNERS ASSOCIATION, INC. **CEO:** Charles Zahn
15800 Pines Blvd, Ste 303, PembrokePines, FL 33027
Situs Address: 4708 Holly Lake Dr, Lake Worth, FL **Case No:** C-2025-07020012
PCN: 00-42-44-25-21-003-0000 **Zoned:** RM

Violations:

1 **Details:** Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process. Specifically, damaged, diseased, or dead trees and vegetation.

Code: Unified Land Development Code - 7.E.3.B
Issued: 07/08/2025 **Status:** CCH

Agenda No.: 127 **Complexity Level: -** **Status:** Active
Respondent: O'Shields, Robert Fayette IV **CEO:** Omar J Sheppard
11580 66th St N, West Palm Beach, FL 33412-1852
Situs Address: 11580 66th St N, West Palm Beach, FL **Case No:** C-2025-04210041
PCN: 00-41-42-35-00-000-3540 **Zoned:** AR

Violations:

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/01/2025 **Status:** CCH

Agenda No.: 128 **Complexity Level:** 1 **Status:** Active

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

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.
1183 Woodcrest Rd W, West Palm Beach, FL 33417-5726

CEO: Paul Pickett

Situs Address: 1183 Woodcrest Rd W, West Palm Beach, FL

Case No: C-2025-04040001

PCN: 00-42-43-26-18-006-0030

Zoned: RS

Violations:

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, GAZEBO has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/07/2025 **Status:** CCH

2
Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/07/2025 **Status:** CCH

3
Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/07/2025 **Status:** CCH

4
Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/07/2025 **Status:** CCH

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. "