



Special Magistrate: William Toohey
Non-Contested

D. SCHEDULED CASES

Violations:			
1	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 08/05/2025		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: 08/05/2025		Status: CCH
3	Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 08/05/2025		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: 08/05/2025		Status: CLS

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
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	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: 07/16/2025Status: CLS
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: 07/16/2025Status: CLS
3	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: Hurricane Shutters, plywood and/or any type of covering from all property windows/doors. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Palm Beach County Property Maintenance Code - Section 14-43 (a) Issued: 07/16/2025Status: CLS

Agenda No.:	003	Complexity Level:	1	Status:	Removed
Respondent:	Orton, Peter N; Rognsvoog-Orton, Carrie L 1083 Fernlea Dr, West Palm Beach, FL 33417-5470	CEO:	Maggie Bernal		
Situs Address:	1083 Fernlea Dr, West Palm Beach, FL	Case No:	C-2025-01210013		
PCN:	00-42-43-27-21-001-0480	Zoned:	RS		
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: Driveway extension has been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/22/2025Status: CLS 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/Accessory Building(s) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/22/2025Status: CLS 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: Fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/22/2025Status: CLS				

Agenda No.:	004	Complexity Level:	1	Status:	Removed
Respondent:	Vargas, Magdalena 3485 Hypoluxo Rd, Lake Worth, FL 33462-3635	CEO:	Maggie Bernal		
Situs Address:	582 Tallulah Rd, Lake Worth, FL	Case No:	C-2025-08190009		
PCN:	00-43-45-06-04-013-0090	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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 08/20/2025Status: CLS 2 Details: No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, or any motor vehicle on any public street, sidewalk and/or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. Code: Unified Land Development Code - 6.D.1.A.4.a.1 Issued: 08/20/2025Status: CLS				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	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.3.b Issued: 08/20/2025	Status: CLS
	4	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 08/20/2025	Status: CLS

Agenda No.: 005

Respondent: Cervacio, Cesar; Cervacio, Justina

Situs Address: 5263 Adams Rd, Delray Beach, FL

PCN: 00-42-46-23-02-000-2350

Complexity Level: 1

5263 Adams Rd, Delray Beach, FL 33484-8124

Case No: C-2025-04300007

Zoned: RS

Status: Removed

CEO: Steve G Bisch

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

Agenda No.: 006

Respondent: Merel, Dwight O; Merel, Tuesday A

Situs Address: 5416 Cleveland Rd, Delray Beach, FL

PCN: 00-42-46-23-03-000-8360

Complexity Level: 1

5416 Cleveland Rd, Delray Beach, FL 33484-4276

Case No: C-2025-04040013

Zoned: RS

Status: Removed

CEO: Steve G Bisch

Violations:	2	Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. More specifically the driveway at this location is in disrepair with cracked, broken, and missing areas of asphalt. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 04/11/2025	Status: CLS
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Agenda No.: 007

Respondent: Aris, David

Situs Address: 1423 Brian Way, West Palm Beach, FL

PCN: 00-42-43-27-21-010-0190

Complexity Level: 1

1423 Brian Way, West Palm Beach, FL 33417-5413

Case No: C-2025-05140003

Zoned: RS

Status: Active

CEO: Brian Burdett

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, addition/ structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/29/2025	Status: CCH
	2	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # Inactive roof permit # B-2017-029804 has become inactive or expired.	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 05/29/2025 Status: CLS
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, PVC Fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/29/2025 Status: REO
4	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: 05/29/2025 Status: CLS

Agenda No.: 008	Complexity Level: 1	Status: Removed						
Respondent: CLCC PBC DELAWARE LLC 601 Heritage Dr, Ste 227, Jupiter, FL 33458-2777		CEO: Brian Burdett						
Situs Address: 1230 N Military Trl, West Palm Beach, FL		Case No: C-2025-03190024						
PCN: 00-42-43-25-00-000-5070		Zoned: CG						
Violations:	<table><tr><td>1</td><td>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 mattress, plastic, sofa, metal, pallets, sheets and tires. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/30/2025 Status: CLS</td></tr><tr><td>2</td><td>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: 04/30/2025 Status: CLS</td></tr><tr><td>3</td><td>Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, illegally posted feather flags on commercial property. Code: Unified Land Development Code - 8.C.1 Issued: 04/30/2025 Status: CLS</td></tr></table>		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 mattress, plastic, sofa, metal, pallets, sheets and tires. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/30/2025 Status: CLS	2	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: 04/30/2025 Status: CLS	3	Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, illegally posted feather flags on commercial property. Code: Unified Land Development Code - 8.C.1 Issued: 04/30/2025 Status: CLS
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 mattress, plastic, sofa, metal, pallets, sheets and tires. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/30/2025 Status: CLS							
2	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: 04/30/2025 Status: CLS							
3	Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, illegally posted feather flags on commercial property. Code: Unified Land Development Code - 8.C.1 Issued: 04/30/2025 Status: CLS							

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

5	Details: 8. Dumpsters Each use shall provide a method for the removal of refuse when individual collection, from a licensed solid waste hauler is not provided. All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable material, such as dumpsters, trash compactors, and recycling containers, shall meet the following standards: a. Storage Area A minimum of one refuse container and one recycling container shall be provided for each nonresidential project and Multifamily projects with 16 units or more. All outdoor receptacles shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet. [Ord. 2018-002] [Ord. 2021-023] b. Location Shall be located to minimize turning and back-up movements by pick-up and removal vehicles, and shall not encroach into easements, landscape buffers, or parking spaces. [Ord. 2018-002] [Ord. 2021-023] c. Setback 1) Shall comply with Art. 3.E.2.E.2.b, Design when located in a Commercial Pod of a PUD. [Ord. 2018-002] [Ord. 2021-023] 2) Shall be set back a minimum of 25 feet from all property lines adjacent to residential zoning districts and uses. If adjacent to a non-residential zoning district or use, the landscape buffer width shall serve as the setback. [Ord. 2018-002] [Ord. 2021-023] d. Screening Shall be screened from view by a solid opaque enclosure. The open end of the enclosure shall have an opaque gate which provides a minimum of ten feet of clearance when open for service. All exposed exterior sides of the enclosure, other than the open end, shall be landscaped with one 36-inch-high shrub planted 24 inches on center. If improvements are proposed for previously approved storage areas, screening shall be provided to the greatest extent possible. Enclosure vegetation Unified Land Development Code Supplement No. 32 (Printed 12/24) Article 5 – Supplementary Standards Page 22 planting shall not be required in any location where the planting overlaps a buffer. [Ord. 2018-002] Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, several unscreened, unpermitted dumpsters. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Unified Land Development Code - 5.B.1.A.8. Issued: 04/30/2025 Status: CLS
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Agenda No.: 009

Respondent: Masa Properties LLC

Situs Address: 1162 N Military Trl, West Palm Beach, FL

PCN: 00-42-43-25-00-000-5170

Violations:

Complexity Level: 1

Case No: C-2025-03100024

Zoned: CG

Status: Removed

CEO: Brian Burdett

1	Details: Parking shall be prohibited on all vacant properties. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 03/21/2025 Status: CLS
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 including but not limited to an awning, wood and metal. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/21/2025 Status: CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

328 E Shadyside Cir, West Palm Beach, FL 33415-2527		
Situs Address:	328 E Shadyside Cir, West Palm Beach, FL	Case No: C-2025-04230016
PCN:	00-42-44-02-09-000-0050	Zoned: RS
Violations:	2 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, box truck stored on property. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 05/05/2025 Status: CLS 3 Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, inoperative vehicles not displaying current tags. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 05/05/2025 Status: CLS	

Agenda No.:	011	Complexity Level:	1	Status:	Removed								
Respondent:	COTTINGTON ROAD TLC LLC & SOUTHSTAR CAPIT GROUP LLC C/O DURBAN ROAD TIC LLC			CEO:	Frank A Davis								
3458 Lakeshore Dr, Tallahassee, FL 32312													
Situs Address:	7100 Colony Club Dr, Unit 207, Boynton Beach, FL			Case No:	C-2025-05200004								
PCN:	00-42-45-12-23-001-0000			Zoned:	PUD								
Violations:	<table><tr><td>1</td><td>Details: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More Specifically, Shower Doors. Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Issued: 06/09/2025 Status: CLS</td></tr><tr><td>4</td><td>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. More specifically, Closet Doors in Bedrooms Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 06/09/2025 Status: CLS</td></tr><tr><td>7</td><td>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. Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3) Issued: 06/09/2025 Status: CLS</td></tr><tr><td>8</td><td>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, Doors on Cabinets in Bathroom and Kitchen. Code: Palm Beach County Property Maintenance Code - Section 14-34 (a) Issued: 06/09/2025 Status: CLS</td></tr></table>					1	Details: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More Specifically, Shower Doors. Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Issued: 06/09/2025 Status: CLS	4	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. More specifically, Closet Doors in Bedrooms Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 06/09/2025 Status: CLS	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. Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3) Issued: 06/09/2025 Status: CLS	8	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, Doors on Cabinets in Bathroom and Kitchen. Code: Palm Beach County Property Maintenance Code - Section 14-34 (a) Issued: 06/09/2025 Status: CLS
1	Details: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More Specifically, Shower Doors. Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Issued: 06/09/2025 Status: CLS												
4	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. More specifically, Closet Doors in Bedrooms Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 06/09/2025 Status: CLS												
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. Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3) Issued: 06/09/2025 Status: CLS												
8	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, Doors on Cabinets in Bathroom and Kitchen. Code: Palm Beach County Property Maintenance Code - Section 14-34 (a) Issued: 06/09/2025 Status: CLS												
cc: Cottington Road Tlc Llc & Southstar Capital Group Llc C/O Durban Road Tic Llc Cottington Road Tlc Llc & Southstar Capital Group Llc C/O Durban Road Tic Llc													

Agenda No.:	012	Complexity Level:	1	Status:	Active
Respondent:	Brown, Michelle			CEO:	Darrin L Emmons
	7131 Rain Forest Dr, Boca Raton, FL 33434-5258				
Situs Address:	7131 Rain Forest Dr, Boca Raton, FL			Case No:	C-2025-05150020
PCN:	00-42-47-10-10-005-1031			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 enclosed patio has been made into a livable airconditioned area without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	Issued: 07/14/2025	Status: CCH
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Agenda No.: 013

Respondent: CGI FUND I BOCA LLC

Situs Address: 20283 S State Road 7, 300, Boca Raton, FL

PCN: 00-41-47-13-25-003-0000

Violations:

Complexity Level: 2

9300 S Dadeland Blvd, Ste 600, Miami, FL 33156

20283 S State Road 7, 300, Boca Raton, FL

00-41-47-13-25-003-0000

Status: Removed

CEO: Darrin L Emmons

Case No: C-2025-07070029

Zoned: MUPD

1

Details: Palm Beach County Amendments to the Florida Building Code, 8th Edition (2023)
2023 Florida Building Code, Accessibility, Eighth Edition
407.1 General.

Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see “Referenced Standards” in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.
Advisory 407.1 General. The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners should note that the ASME Safety Code for Elevators and Escalators requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.

Specifically, the elevator is not being offered to the general public for use.

Code: PBC Amendments to FBC 8th Edition (2023) - 407.1 General

Issued: 07/21/2025

Status: CLS

cc: Cgi Fund I Boca Llc

Cgi Fund I Boca Llc

Agenda No.: 014

Respondent: Olivieri, Michael

Situs Address: 759 Monaco P, Delray Beach, FL

PCN: 00-42-46-22-08-016-7590

Violations:

Complexity Level: 1

759 Monaco P, Delray Beach, FL 33446-1963

759 Monaco P, Delray Beach, FL

00-42-46-22-08-016-7590

Status: Active

CEO: Darrin L Emmons

Case No: C-2025-07310008

Zoned: RH

1

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, renovations to include but not limited to removing walls in the kitchen, converting two bathrooms into one, disturbing the concrete flooring to change drain lines, new sliding glass doors and doing electrical work without a valid building permit.

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

Issued: 08/05/2025

Status: SIT

Agenda No.: 015

Respondent: SBG BOCA HOLDINGS LLC

Situs Address: 19575 S State Road 7, 1, Boca Raton, FL

PCN: 00-41-47-12-18-000-0050

Violations:

Complexity Level: 1

1201 Hays St, Tallahassee, FL 32301-2525

19575 S State Road 7, 1, Boca Raton, FL

00-41-47-12-18-000-0050

Status: Removed

CEO: Darrin L Emmons

Case No: C-2025-05120013

Zoned: RE

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: This officer observed approximately 20 vehicles belonging to Enterprise Rental parked in this commercial parking lot. This company is only allotted 6 parking spaces per the site plan and resolution (ZAR-2012-01590).

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

Issued: 05/14/2025

Status: CLS

cc: Sbg Boca Holdings Llc

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

Agenda No.:	016	Complexity Level:	1	Status:	Active
Respondent:	Antunez Napoles, Juan Reinaldo 3321 Tyringham Dr, West Palm Beach, FL 33406-5052			CEO:	Jose Feliciano
Situs Address:	3321 Tyringham Dr, West Palm Beach, FL			Case No:	C-2025-07290023
PCN:	00-43-44-07-09-017-0260			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. More Specifically: Commercial Flatbed Tow-Truck parked at property exceeds the requirements of this code section. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 07/29/2025 Status: CCH 2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; the parking of motor vehicles on grass areas of front yard is prohibited by this code section. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 07/29/2025 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; discarded doors on swale area of property front. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/29/2025 Status: CLS				

Agenda No.:	017	Complexity Level:	2	Status:	Active
Respondent:	Tropical Sundance LLC 11490 Okeechobee Blvd, Ste 5, Royal Palm Beach, FL 3341			CEO:	Jose Feliciano
Situs Address:	2449 S Military Trl, West Palm Beach, FL			Case No:	C-2025-08050009
PCN:	00-42-44-13-00-000-3810			Zoned:	UI
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, two accessory structures (shipping containers) have been erected or installed without a valid building permit at property. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/11/2025 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: Mobile Food Vendor Trailers not vacating site by midnight as required by the Temporary Use Permits issued and are being permanently parked at location. Code: Unified Land Development Code - 1.A.2 Issued: 08/11/2025 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. Observation: Excessive Mobile Food Vendors operating form site that exceeds the approved three (3) Mobile Food Vendors permitted to operate from site. Code: Unified Land Development Code - 1.A.2 Issued: 08/11/2025 Status: CCH				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

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: Mobile Food Vendor outdoor seating requires Zoning review and approval. Code: Unified Land Development Code - 1.A.2 Issued: 08/11/2025 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, commercial parking lot surface has been seal-coated and restriped without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/11/2025 Status: CCH

cc: Tropical Sundance Llc

Agenda No.: 018	Complexity Level: -	Status: Postponed				
Respondent: Castillo, Frank; Tobon, Isabel C 4719 Cambridge St, Lake Worth, FL 33463-2267		CEO: Caroline Foulke				
Situs Address: 4719 Cambridge St, Lake Worth, FL		Case No: C-2025-06270002				
PCN: 00-42-44-24-10-000-3810		Zoned: RM				
Violations:	<table><tr><td>1</td><td>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: 06/27/2025</td></tr><tr><td></td><td>Status: CLS</td></tr></table>		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: 06/27/2025		Status: CLS
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: 06/27/2025					
	Status: CLS					

cc: Code Compliance

Agenda No.: 019	Complexity Level: 1	Status: Active						
Respondent: 1115 STALLION LLC 2101 Vista Pkwy, Ste 284, West Palm Beach, FL 33411		CEO: John Gannotti						
Situs Address: 4664 Schall Way, West Palm Beach, FL		Case No: C-2025-03310006						
PCN: 00-42-43-24-00-000-7270		Zoned: RM						
Violations:	<table><tr><td>2</td><td>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 the bus/white tractor truck and landscape truck and trailer along Schall Way entrance road to the residence. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 04/03/2025 Status: CCH</td></tr><tr><td>3</td><td>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 tires, vehicle parts, table and pallet, trash and debris along Schall Way entrance road to residence. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/03/2025 Status: CCH</td></tr><tr><td>4</td><td>Details: The activities of the Home-based Business shall be secondary to the property's use as a residential dwelling and shall be clearly incidental and subordinate to the residential use of the property. As viewed from the street, the use of the residential property shall be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a Home-based Business must conform to the residential character and architectural aesthetics of the neighborhood. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings. More specifically the operation of a food vendor, covered seating/eating area, and outdoor grills. Code: Unified Land Development Code - 4.B.1.E.11.d Issued: 04/03/2025 Status: CCH</td></tr></table>		2	Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically the bus/white tractor truck and landscape truck and trailer along Schall Way entrance road to the residence. Code: Unified Land Development Code - 6.D.1.A.2.a 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. More specifically the tires, vehicle parts, table and pallet, trash and debris along Schall Way entrance road to residence. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/03/2025 Status: CCH	4	Details: The activities of the Home-based Business shall be secondary to the property's use as a residential dwelling and shall be clearly incidental and subordinate to the residential use of the property. As viewed from the street, the use of the residential property shall be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a Home-based Business must conform to the residential character and architectural aesthetics of the neighborhood. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings. More specifically the operation of a food vendor, covered seating/eating area, and outdoor grills. Code: Unified Land Development Code - 4.B.1.E.11.d Issued: 04/03/2025 Status: CCH
2	Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically the bus/white tractor truck and landscape truck and trailer along Schall Way entrance road to the residence. Code: Unified Land Development Code - 6.D.1.A.2.a 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. More specifically the tires, vehicle parts, table and pallet, trash and debris along Schall Way entrance road to residence. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/03/2025 Status: CCH							
4	Details: The activities of the Home-based Business shall be secondary to the property's use as a residential dwelling and shall be clearly incidental and subordinate to the residential use of the property. As viewed from the street, the use of the residential property shall be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a Home-based Business must conform to the residential character and architectural aesthetics of the neighborhood. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings. More specifically the operation of a food vendor, covered seating/eating area, and outdoor grills. Code: Unified Land Development Code - 4.B.1.E.11.d Issued: 04/03/2025 Status: CCH							

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

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 metal framed structure has been erected or installed without a valid building permit. 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. More specifically, electrical power to locations in back yard has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/03/2025 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, electrical lighting has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/03/2025 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, metal fencing has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/03/2025 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, a TIKI hut has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/03/2025 Status: CCH

cc: 1115 Stallion Llc
1115 Stallion Llc

Agenda No.:	020	Complexity Level:	1	Status:	Active
Respondent:	7 ELEVEN INC 801 US HIGHWAY 1, North Palm Beach, FL 33408			CEO:	Kareem B Graham
Situs Address:	1510 Hypoluxo Rd, Lake Worth, FL			Case No:	C-2025-08120017
PCN:	00-43-45-09-00-000-3070			Zoned:	CG
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-2023-018617-0000 has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/13/2025 Status: CLS			
	2	Details: Every sign for which a building permit is required shall be plainly marked with the corresponding permit number issued for the sign. The permit number shall be marked on permanent material with a contrasting color in numbers at least one inch in height. Tags shall be displayed on signs or at the base of the structure in a visible location. Tags for freestanding signs must be located on the structure between one and three feet above grade. The absence of the required tag shall be evidence that the sign is in violation of this Article. Code: Unified Land Development Code - 8.E.2 (A)(B)(C) Issued: 08/13/2025 Status: SIT			

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

cc: 7 Eleven Inc

Agenda No.: 021

Respondent: Equinox Realty Holdings, LLC as Trustee of the Rolling Green Ridge Fl Land Trust Dated February 3, 2022
1027 S 21st Ave, Hollywood, FL 33020

Situs Address: 4095 Plum Tree Dr, Lake Worth, FL

PCN: 00-43-45-09-11-006-0080

Violations:

Complexity Level: 1

Case No: C-2025-06110013

Zoned: RM

Status: Active

CEO: Kareem B Graham

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: 06/20/2025

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. More specifically the unlicensed pickup truck and classic vehicle.

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

Issued: 06/20/2025

cc: Equinox Realty Holdings, Llc As Trustee Of The Rolling Green Ridge Fl Land Trust Dated February 3, 2022 Occupant

Agenda No.: 022

Respondent: Barone, Silvia
5100 Lake Catalina Dr, Boca Raton, FL 33496-2465

Situs Address: 273 Monaco F, Delray Beach, FL

PCN: 00-42-46-22-08-006-2730

Violations:

Complexity Level: 1

Case No: C-2025-04250004

Zoned: RH

Status: Active

CEO: Dennis A Hamburger

1

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

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

Issued: 04/28/2025

cc: Barone, Silvia

Agenda No.: 023

Respondent: Hunsperger, Daniel; Hunsperger, Evelyn
25 Washington Pl, Plattsburgh, NY 12901-4225

Situs Address: 13907 Via Aurora, Unit B, Delray Beach, FL

PCN: 00-42-46-11-07-001-1560

Violations:

Complexity Level: 1

Case No: C-2025-04170018

Zoned: PUD

Status: Active

CEO: Dennis A Hamburger

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

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

Issued: 04/28/2025

cc: Hunsperger, Evelyn

Agenda No.: 024

Respondent: Wellington Holding Group LLC
122 Brattle Cir, Melville, NY 11747-5368

Situs Address: 14460 Strathmore Ln, Unit 104 Building 6, Delray Beach, FICase No: C-2025-01060026

Complexity Level: 1

Case No: C-2025-01060026

Status: Active

CEO: Dennis A Hamburger

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

PCN: 00-42-46-15-21-006-1040

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 renovation has been erected or installed without a valid building permit.

Code:

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

Issued:

04/14/2025

Status:

CCH

Agenda No.: 025

Complexity Level: 2

Status: Active

Respondent:

17125 130th Avenue N, LLC
17125 130th Ave N, Jupiter, FL 33478-5218

CEO: Jamie G Illicete

Situs Address:

17125 130th Ave N, Jupiter, FL

Case No: C-2025-06160019

PCN: 00-41-41-04-00-000-5100

Zoned: AR

Violations:

4

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, fill has been brought onto property without a site development/fill permit.

Code:

PBC Amendments to FBC 8th Edition (2023) - 110.10

Issued:

06/17/2025

Status:

CCH

Agenda No.: 026

Complexity Level: 1

Status: Removed

Respondent:

Crowley, James
19930 Seabrook Rd, Tequesta, FL 33469-2636

CEO: Jamie G Illicete

Situs Address:

19930 Seabrook Rd, Jupiter, FL

Case No: C-2025-02050007

PCN: 00-42-40-25-11-008-1010

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, converted single-family residence to multi-family structure without a valid building permit.

Code:

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

Issued:

02/07/2025

Status:

CLS

2

Details:

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

Code:

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

Issued:

02/07/2025

Status:

CLS

cc: Crowley, James

Agenda No.: 027

Complexity Level: -

Status: Removed

Respondent:

Lane, James David
PO BOX 8453, Jupiter, FL 33468-8453

CEO: Jamie G Illicete

Situs Address:

10396 150th Ct N, Jupiter, FL

Case No: C-2025-07170015

PCN: 00-41-41-13-00-000-5830

Zoned: AR

ePZB / CE_Merge_Agenda.rpt-1063

Page: 12 of 50

Print Date: 12/10/2025 07:50 AM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

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. More specifically, grassed areas and low-growing vegetation is overgrown and not being maintained. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 07/28/2025Status: CLS
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cc: Lane, James David

Agenda No.:	028	Complexity Level:	1	Status:	Removed
Respondent:	Seaside Bay, LLC 3344 W Community Dr, Jupiter, FL 33458-8239	CEO:	Jamie G Illicete		
Situs Address:	4835 Bimini Rd, Jupiter, FL	Case No:	C-2025-04110031		
PCN:	00-42-40-25-03-005-0010	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, 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: 04/22/2025Status: CLS 2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, chain-link fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/22/2025Status: CLS				

Agenda No.:	029	Complexity Level:	1	Status:	Active
Respondent:	Swanson, Leslie Diane 18830 N 129th Ct, Jupiter, FL 33478-3777	CEO:	Jamie G Illicete		
Situs Address:	18830 129th Ter N, Jupiter, FL	Case No:	C-2025-07090013		
PCN:	00-41-40-34-00-000-3180	Zoned:	AR		
Violations:	1 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, grassed areas and low-growing vegetation is not being maintained and is overgrown. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 07/24/2025Status: CCH				

Agenda No.:	030	Complexity Level:	-	Status:	Active
Respondent:	DANELLA PROPERTIES OF FLORIDA, LLC 1201 Hays St, Tallahassee, FL 32301-2525 United States	CEO:	Dwayne E Johnson		
Situs Address:	10201 Lantana Rd, Lake Worth, FL	Case No:	C-2025-07300014		
PCN:	00-42-43-27-05-035-0271	Zoned:	IL		
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. More specifically, the current conditions on the site do not align with the final site plan approval (Control # 1977-156, Application # DRO 2024-0323) dated July 3, 2024. Code: Unified Land Development Code - 2.A.11 Issued: 08/25/2025Status: SIT 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 exterior 6-foot chain-link fence on the west portion of the property, facing Lantana Road, is damaged. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 08/25/2025Status: SIT				

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM**

3 4	Details: Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended. ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings. Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: i. Outdoor Storage and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations. ii. Parking and storage of vehicles and trailers shall be on an improved surface. More specifically, Outdoor Storage and Activity Areas are not completely screened at the property lines, and Outdoor Storage is located in the Side Setbacks, Rear Setback, Dry Detention area, Landscape Buffer areas. Code: Unified Land Development Code - 5.B.1.A.3.b Unified Land Development Code - 5.B.1.A.3.c & d Issued: 08/25/2025	Status: SIT
	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, 5 Cargo Containers located near the southern property line closest to the existing office has been installed without a building permit and not noted on the Site Plan. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/25/2025	Status: SIT

cc: Danella Properties Of Florida, Llc
Danella Properties Of Florida, Llc

Agenda No.: 031	Complexity Level: -	Status: Active
Respondent: Diaz, Esther		CEO: Timothy M Madu
5483 Cresthaven Blvd, Apt F, West Palm Beach, FL		
33415-8071		
Situs Address: 15438 60th Pl N, Loxahatchee, FL	Case No: C-2025-03130002	
PCN: 00-41-42-31-00-000-5118	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 garage door was replaced with double French doors and concrete without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/13/2025	
		Status: CCH

cc: Diaz, Esther

Agenda No.: 032	Complexity Level: -	Status: Active
Respondent: Paull, Raymond T		CEO: Timothy M Madu
	12639 57th Rd N, Royal Palm Beach, FL 33411-8503	
Situs Address: 12639 57th Rd N, West Palm Beach, FL		Case No: C-2025-08250004
PCN: 00-41-43-03-00-000-3920		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. 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: 08/25/2025Status: CCH
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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

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, the open storage on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/25/2025 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. More specifically, the boat in the front setback. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 08/25/2025 Status: CCH

Agenda No.: 033

Respondent: Worthy Family Farms, LLC

Situs Address: Orange Blvd, FL

PCN: 00-41-42-29-00-000-6010

Violations:

Complexity Level: -

Case No: C-2025-06250020

Zoned: AR

Status: Active

CEO: Timothy M Madu

1	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, the construction on the property is being conducted without the proper site development permits. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 06/26/2025 Status: CCH
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cc: Dfs Agent Llc
Worthy Family Farms, Llc

Agenda No.: 034

Respondent: ** CONFIDENTIAL RECORD PER FS-119.071 **

Situs Address: 6312 Gun Club Rd, West Palm Beach, FL

PCN: 00-42-44-03-00-000-1142

Violations:

Complexity Level: 1

Case No: C-2025-07160021

Zoned: RT

Status: Active

CEO: Nedssa Miranda

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: 07/23/2025 Status: SIT
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

- 2

Details: Portable storage containers may be used for the temporary storage of goods for residential uses subject to the following requirements, and shall be exempt from the Zoning Division and Building Permit review:
[Ord. 2017-025] [Ord. 2019-005]

a. A maximum of one container 16 feet in length, eight feet in width, and eight feet in height may be allowed, for no more than two times a year for a maximum of 15 days each time; [Ord. 2017-025]

b. Shall be located on driveways not to overlap easements, sidewalks, or R-O-W.

Please REMOVE the portable storage container off the property.

Code: Unified Land Development Code - 5.B.1.C.4

Issued: 07/23/2025 **Status:** SIT
- 3

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: 07/23/2025 **Status:** SIT
- 4

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

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

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

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

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

Issued: 07/23/2025 **Status:** CLS
- 5

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

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

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

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

Issued: 07/23/2025 **Status:** CLS
- 6

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.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height within the first 25 feet adjacent to a developed lot.

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

Issued: 07/23/2025 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	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, 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: 07/23/2025 Status: SIT
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Agenda No.: 035

Complexity Level: 1

Status: Active

Respondent: BOYS AND GIRLS CLUBS OF PALM BEACH COUNTY

CEO: Nedssa Miranda

INC

800 Northpoint Pkwy, Ste 204, West Palm Beach, FL

33407-1978

Situs Address: 905 Drexel Rd, West Palm Beach, FL

Case No: C-2025-07160042

PCN: 00-42-43-34-09-004-0000

Zoned: RS

Violations:	2 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). Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 07/18/2025 Status: SIT
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Agenda No.: 036

Complexity Level: 1

Status: Active

Respondent: BRYANT, SONYA Y; BRYANT, SCHERON T

CEO: Nedssa Miranda

459 Pine Ave, West Palm Beach, FL 33413-1157

Situs Address: 459 Pine Ave, West Palm Beach, FL

Case No: C-2025-04280017

PCN: 00-42-43-35-13-026-0111

Zoned: RM

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. 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: 05/01/2025 Status: CLS 4 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, repair the wood fence Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 05/01/2025 Status: CLS 5 Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur. Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. Store garbage containers so that they are screened from view from streets or public right-of-way. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 05/01/2025 Status: CLS
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

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, FENCE (WOOD) 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). Obtain a Certificate of Completion for FENCE (WOOD) permit Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/01/2025 Status: CLS
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 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: 05/01/2025 Status: SIT
8	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 repair and or remove the small structure next to the shed. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 05/01/2025 Status: CLS

Agenda No.: 037

Respondent: CANA, DAYAN

Situs Address: 5701 Orange Rd, West Palm Beach, FL

PCN: 00-42-43-35-11-014-0181

Violations:

Complexity Level: 1

Case No: C-2025-05070030

Zoned: RM

Status: Removed

CEO: Nedssa Miranda

1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ROOFING STRUCTURE has been erected or installed without a valid building permit. Obtain required building permits for the ROOFING STRUCTURE or remove the ROOFING 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: 05/12/2025 Status: CLS
6	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. Cease allowing the number of recreational vehicles, boats, sports vehicles and/or trailers to exceed the maximum permitted by Code. For questions on vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 6.D.1.A.3 Issued: 05/12/2025 Status: CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

8	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. Provide the appropriate landscape maintenance. More specifically, including but not limited to re-sod or re-seed the damaged grass area on the property. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 05/12/2025 Status: CLS
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Agenda No.: 038	Complexity Level: 1	Status: Removed						
Respondent: CORZO, MARIA LUIZA; CORZO, MAYKEL		CEO: Nedssa Miranda						
	5615 Coconut Rd, West Palm Beach, FL 33413-1826							
Situs Address: 5615 Coconut Rd, West Palm Beach, FL		Case No: C-2025-05070033						
PCN: 00-42-43-35-10-002-0120		Zoned: RM						
Violations:	<table><tr><td>2</td><td> 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 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 CHAIN LINK AND METAL. Obtain a Certificate of Completion for FENCE CHAIN LINK AND METAL permit Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/12/2025 Status: CLS </td><td></td></tr><tr><td>5</td><td> 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 STRUCTURE has been erected or installed without a valid building 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: 05/12/2025 Status: CLS </td><td></td></tr></table>		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 CHAIN LINK 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 CHAIN LINK AND METAL. Obtain a Certificate of Completion for FENCE CHAIN LINK AND METAL permit Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/12/2025 Status: CLS		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, SHED #2 STRUCTURE has been erected or installed without a valid building 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: 05/12/2025 Status: CLS	
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE CHAIN LINK 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 CHAIN LINK AND METAL. Obtain a Certificate of Completion for FENCE CHAIN LINK AND METAL permit Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/12/2025 Status: CLS							
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, SHED #2 STRUCTURE has been erected or installed without a valid building 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: 05/12/2025 Status: CLS							

Agenda No.: 039	Complexity Level: 1	Status: Active			
Respondent: FERRONE, LUCA; ESCOBAR, IDIS LEONOR AVELLO		CEO: Nedssa Miranda			
	5835 Lime Rd, West Palm Beach, FL 33413-1848				
Situs Address: 5835 Lime Rd, West Palm Beach, FL		Case No: C-2025-07160040			
PCN: 00-42-43-35-12-025-0020		Zoned: RM			
Violations:	<table><tr><td>2</td><td> 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: 07/17/2025 Status: CLS </td><td></td></tr></table>		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. 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: 07/17/2025 Status: CLS	
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. 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: 07/17/2025 Status: CLS				

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

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. 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. After being cited, do not commit the same violations again. Additional enforcement may result from persistent noncompliance. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 07/17/2025 Status: SIT
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Agenda No.: 040	Complexity Level: 1	Status: Active						
Respondent: GONZALEZ, CARLOS M		CEO: Nedssa Miranda						
	5606 Guava Ave, West Palm Beach, FL 33413-1888							
Situs Address: 5606 Guava Ave, West Palm Beach, FL		Case No: C-2025-05070038						
PCN: 00-42-43-35-10-001-0010		Zoned: RM						
Violations:	<table><tr><td>2</td><td> 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: 05/13/2025 Status: CLS </td></tr><tr><td>5</td><td> 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, ROOFING/ADDITION/STRUCTURE #1 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, ROOFING/ADDITION/STRUCTURE #1. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/13/2025 Status: CLS </td></tr><tr><td>7</td><td> 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 ROOFING/STRUCTURE #2 has been erected or installed without a valid building permit. Obtain required building permits for the METAL ROOFING/STRUCTURE #2 or remove the METAL ROOFING/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. 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, METAL ROOFING/STRUCTURE #2 . Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/13/2025 Status: CLS </td></tr></table>		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: 05/13/2025 Status: CLS	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, ROOFING/ADDITION/STRUCTURE #1 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, ROOFING/ADDITION/STRUCTURE #1. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/13/2025 Status: CLS	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, METAL ROOFING/STRUCTURE #2 has been erected or installed without a valid building permit. Obtain required building permits for the METAL ROOFING/STRUCTURE #2 or remove the METAL ROOFING/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. 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, METAL ROOFING/STRUCTURE #2 . Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/13/2025 Status: CLS
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: 05/13/2025 Status: CLS							
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, ROOFING/ADDITION/STRUCTURE #1 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, ROOFING/ADDITION/STRUCTURE #1. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/13/2025 Status: CLS							
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, METAL ROOFING/STRUCTURE #2 has been erected or installed without a valid building permit. Obtain required building permits for the METAL ROOFING/STRUCTURE #2 or remove the METAL ROOFING/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. 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, METAL ROOFING/STRUCTURE #2 . Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/13/2025 Status: CLS							

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

- 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, FRONT/ADDTION/STRUCTURE #3 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, FRONT/ADDTION/STRUCTURE #3.

Obtain a Certificate of Completion for FRONT/ADDTION/STRUCTURE #3 permit.

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

Issued: 05/13/2025 **Status:** CLS
- 10

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: 05/13/2025 **Status:** SIT
- 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, ROOFING/ADDITION/STRUCTURE #4 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, ROOFING/ADDITION/STRUCTURE #4.

Obtain a Certificate of Completion for ROOFING/ADDITION/STRUCTURE #4 permit.

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

Issued: 05/13/2025 **Status:** CLS
- 13

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: 05/13/2025 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

- 14

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 ROOFED /STRUCTURE #5 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, WHITE ROOFED /STRUCTURE #5. Obtain required building permits for the WHITE ROOFED /STRUCTURE #5 or remove the WHITE ROOFED /STRUCTURE #5.

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

Obtain a Certificate of Completion for WHITE ROOFED /STRUCTURE #5permit.

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

Issued: 05/13/2025 **Status:** SIT
- 17

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

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

Issued: 05/13/2025 **Status:** CLS
- 18

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: 05/13/2025 **Status:** CLS

Agenda No.: 041

Respondent: LABUDA KIDAJ, MARIA MARIOLA
9 TURTLE LAKE Dr, HALTON HILLS , ON L7J2W Cana

Situs Address: 5242 Wallis Rd, West Palm Beach, FL

PCN: 00-42-43-35-02-007-0010

Violations:

Complexity Level: 1

Case No: C-2025-05050003

Zoned:

Status: Active

CEO: Nedssa Miranda

- 1

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

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

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

Issued: 05/07/2025 **Status:** SIT
- 2

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

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

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

Issued: 05/07/2025 **Status:** SIT
- 3

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

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

Issued: 05/07/2025 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM**

- 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.

Park the TRAILERS in the side or rear yard and screen the TRAILERS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/07/2025 **Status:** SIT

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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@pbcc.gov or (561)233-5200.

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, ADDITION/STRUCTURE..

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 05/07/2025 **Status:** SIT

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

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

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

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 05/07/2025 **Status:** SIT

7 **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: 05/07/2025 **Status:** SIT

9 **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.

Cease allowing the number of recreational vehicles, boats, sports vehicles and/or trailers to exceed the maximum permitted by Code. For questions on vehicle storage,

contact the Zoning Division at PZB-ZoningCompliance@pbcc.gov or 561-233-5200.

Code: Unified Land Development Code - 6.D.1.A.3
Issued: 05/07/2025 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

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, 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: 05/07/2025 Status: SIT
11	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: 05/07/2025 Status: SIT

Agenda No.: 042	Complexity Level: 1	Status: Active									
Respondent: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Michael D. Trigg and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (126 GUAVA AVE WEST PALM BEACH, FL 33413 and 00-42-43-35-10-002-0010). 126 Guava Ave, West Palm Beach, FL 33413-1833		CEO: Nedssa Miranda									
Situs Address: 126 Guava Ave, West Palm Beach, FL		Case No: C-2025-05070032									
PCN: 00-42-43-35-10-002-0010		Zoned: RM									
Violations:	<table><tr><td>1</td><td> Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. This property has approval for a Single-Family Dwelling within the RM Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your residential property and Salvage and Junk Yard is prohibited on a property zoned as RM. The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 1.A.2 Issued: 05/12/2025 Status: SIT </td><td></td></tr><tr><td>2</td><td> Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/12/2025 Status: SIT </td><td></td></tr><tr><td>3</td><td> 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. </td><td></td></tr></table>		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 Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your residential property and Salvage and Junk Yard is prohibited on a property zoned as RM. The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 1.A.2 Issued: 05/12/2025 Status: SIT		2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/12/2025 Status: SIT		3	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.	
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 Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your residential property and Salvage and Junk Yard is prohibited on a property zoned as RM. The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 1.A.2 Issued: 05/12/2025 Status: SIT										
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM**

	Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 05/12/2025 Status: SIT
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. Park the BOATS in the side or rear yard and screen the BOATS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 05/12/2025 Status: SIT
5	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Remove TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 05/12/2025 Status: SIT
6	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 BOATS from the front setback or other area between the structure and street. Park BOATS in the side or rear yard. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 05/12/2025 Status: SIT
7	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: 05/12/2025 Status: SIT
8	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. Cease allowing the number of recreational vehicles, boats, sports vehicles and/or trailers to exceed the maximum permitted by Code. For questions on vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 6.D.1.A.3 Issued: 05/12/2025 Status: SIT
9	Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Maintain the exterior of the structure in accordance with Section 14-33 (a). More specifically repair the structure area on the property. Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 05/12/2025 Status: SIT
10	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: SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

11	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: SIT
12	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: 05/12/2025 Status: SIT
13	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: 05/12/2025 Status: SIT

Agenda No.: 043	Complexity Level: 1	Status: Removed				
Respondent: SYMPHONY PLACE LLC 3050 CHATEAU Ln, Palm Beach, FL 33410 United States		CEO: Nedssa Miranda				
Situs Address: 6392 Tenor Dr, West Palm Beach, FL		Case No: C-2025-06230021				
PCN: 00-42-43-34-17-019-0000		Zoned: RS				
Violations:	<table><tr><td>1</td><td>Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Remove signs and banners that are inconsistent with the ULDC. More specifically, remove prohibited flag signs off the property. Code: Unified Land Development Code - 8.C.1 Issued: 07/09/2025</td></tr><tr><td></td><td>Status: CLS</td></tr></table>		1	Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Remove signs and banners that are inconsistent with the ULDC. More specifically, remove prohibited flag signs off the property. Code: Unified Land Development Code - 8.C.1 Issued: 07/09/2025		Status: CLS
1	Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Remove signs and banners that are inconsistent with the ULDC. More specifically, remove prohibited flag signs off the property. Code: Unified Land Development Code - 8.C.1 Issued: 07/09/2025					
	Status: CLS					

cc: Symphony Place Llc

Agenda No.: 044	Complexity Level: 1	Status: Removed				
Respondent: WARREN, RICHARD C; WARREN, BRENDA 5912 Lime Rd, West Palm Beach, FL 33413-1127		CEO: Nedssa Miranda				
Situs Address: 5912 Lime Rd, West Palm Beach, FL		Case No: C-2025-07160036				
PCN: 00-42-43-35-13-027-0080		Zoned: RM				
Violations:	<table><tr><td>1</td><td>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: 07/17/2025 Status: CLS</td></tr><tr><td>2</td><td>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.1.b.1</td></tr></table>		1	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: 07/17/2025 Status: CLS	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. Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.1.b.1
1	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: 07/17/2025 Status: CLS					
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. Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.1.b.1					

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	Issued: 07/17/2025	Status: CLS
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Agenda No.: 045

Respondent: Demayo, Alexis; Bonilla, Alexander

Situs Address: 4679 Dolphin Dr, Lake Worth, FL

PCN: 00-42-45-12-01-001-0860

Violations:

Complexity Level: 1

5606 Lake Osborne Dr, Lake Worth Beach, FL 33461-6146

4679 Dolphin Dr, Lake Worth, FL

00-42-45-12-01-001-0860

Status: Active

CEO: Joanna Mirodias

Case No: C-2025-07010004

Zoned: AR

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 window was added on the SE side of the SFD without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/03/2025 Status: SIT
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the original windows have been replaced with new windows without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/03/2025 Status: SIT
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 three-bedroom home has been subdivided into several bedrooms without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/03/2025 Status: SIT
4	Details: Kitchens, non-habitable spaces and interior public areas shall not be used for sleeping purposes. More specifically, the garage was converted into bedrooms without a valid building permit. Code: Palm Beach County Property Maintenance Code - Section 14-44 (e) Issued: 07/03/2025 Status: SIT
5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, two connecting walls dividing the kitchen, dining, and living areas were removed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/03/2025 Status: SIT
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, the sliding glass door located on the north side of the SFD has been converted to a single swing door without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/03/2025 Status: SIT
7	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: CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

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, the concrete pad located north of the porch has been erected or installed without a valid building permit.

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

Issued: 07/03/2025

Status: CLS

Agenda No.: 046

Respondent: TC PRISM CORP

Situs Address: 53007 Del Rio Bay, Boynton Beach, FL

PCN: 00-42-45-13-06-053-0070

Violations:

Complexity Level: 1

53007 Del Rio Bay, Boynton Beach, FL 33436-1920

Case No: C-2025-05200010

Zoned: AR

Status: Active

CEO: Joanna Mirodias

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 disrepair.

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

Issued: 06/23/2025

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, interior demolition and renovation of the structure has been erected or installed without a valid building permit.

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

Issued: 06/23/2025

3

Details:

Every stair, ramp, balcony, porch, deck or other walking surface shall be maintained structurally sound and be capable of supporting the imposed loads. More specifically, the floor within the screen enclosure is in disrepair.

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

Issued: 06/23/2025

Status: SIT

Status: SIT

Status: SIT

Agenda No.: 047

Respondent: KRG BOCA RATON PALMS PLAZA LLC

Situs Address: 22191 Powerline Rd, 28C, Boca Raton, FL

PCN: 00-42-47-28-01-021-0040

Violations:

Complexity Level: 1

801 US Highway 1, North Palm Beach, FL 33408 United States

Case No: C-2025-06170003

Zoned: CG

Status: Active

CEO: Adam F Moulton

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: outdoor tables and chairs placed that are not on site plan.

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

Issued: 06/17/2025

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 sign for Angela's Pizza Kitchen has been erected or installed without a valid building permit.

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

Issued: 06/17/2025

Status: CCH

Status: CCH

cc: Angela'S Pizza Kitchen
Krg Boca Raton Palms Plaza Llc

ePZB / CE_Merge_Agenda.rpt-1063

Page: 28 of 50

Print Date: 12/10/2025 07:50 AM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

Agenda No.: 048

Respondent: SOMERSET SHOPPES FLA LLC

Situs Address: 8903 Glades Rd, G2 Building G, Boca Raton, FL

PCN: 00-42-43-27-05-076-0492

Violations:

Complexity Level: 1

8903 Glades Rd, Ste A-14, Boca Raton, FL 33434-4023

Case No: C-2025-08290012

Zoned: CG

Status: Active

CEO: Adam F Moulton

1

Details: Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached.
Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign. More specifically but not limited to, Long Island Bagel Café has full window signs.

Code: Unified Land Development Code - 8.B.4

Issued: 08/29/2025

Status: CCH

cc: Long Island Bagel Company

Agenda No.: 049

Respondent: Gil Ron and Ofri Ron, as Trustees of the Ron Family Trust

Situs Address: 20418 Rosewood Garden Way, Boca Raton, FL

PCN: 00-42-47-17-23-000-1860

Violations:

Complexity Level: 1

dated September 17, 2018
20418 Rosewood Garden Way, Boca Raton, FL 33434-5889

Case No: C-2025-08220009

Zoned: PUD

Status: Active

CEO: Adam F Moulton

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 pergola has been erected or installed without a valid building permit.

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

Issued: 08/25/2025

Status: CCH

Agenda No.: 050

Respondent: TRENDS AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC.

Situs Address: 23116 Old Inlet Bridge Dr, Boca Raton, FL

PCN: 00-42-47-29-12-002-0000

Violations:

Complexity Level: 1

3600 S Congress Ave, Ste C, Boynton Beach, FL 33426

Case No: C-2025-07250005

Zoned: RS

Status: Removed

CEO: Adam F Moulton

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: 07/28/2025

Status: CLS

2

Details: Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance. More specifically, dead tree behind 8367 Dynasty Drive.

Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)

Issued: 07/28/2025

Status: CLS

cc: Trends At Boca Raton Homeowners' Association, Inc.

Agenda No.: 051

Respondent: NORUSIS, KEVIN; NORUSIS, KATHRYN

Situs Address: 7635 Oakmont Dr, Lake Worth, FL

PCN: 00-42-44-20-01-000-0070

Violations:

Complexity Level: 1

7635 Oakmont Dr, Lake Worth, FL 33467-1219

Case No: C-2025-07170007

Zoned: RS

Status: Active

CEO: Nick N Navarro

1

Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.

>> Clean the pool water and maintain the pool water in accordance with Section 14-32 (e) (1).

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

Issued: 07/18/2025

Status: CLS

ePZB / CE_Merge_Agenda.rpt-1063

Page: 29 of 50

Print Date: 12/10/2025 07:50 AM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

- 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

>> Install, repair, and maintain the swimming pool barrier in accordance with the Florida Building Code.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 07/18/2025**Status:** CCH

Agenda No.: 052**Complexity Level:** -**Status:** Removed

Respondent: Jean, Avicene; Jean, Raymonne**CEO:** Steve R Newell

Situs Address: 3913 W Roan Ct, West Palm Beach, FL**Case No:** C-2025-08200019

PCN: 00-43-42-18-05-000-0110**Zoned:** RM

- 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: 08/21/2025**Status:** CLS

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: 08/21/2025**Status:** CLS

Agenda No.: 053**Complexity Level:** 1**Status:** Active

Respondent: Abdin, Ammar**CEO:** Debbie N Plaud

Situs Address: 9082 Perth Rd, Lake Worth, FL**Case No:** C-2025-02280004

PCN: 00-42-45-06-02-000-0620**Zoned:** RE

- 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 PVC 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: 03/10/2025**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, a metal awning/porch 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: 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 #E-2011-012592-Electrical Generator requires a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 03/10/2025**Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

5	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # #E-2011-012592-Electrical Generator has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 03/10/2025 Status: CCH
6	Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #B-2020-040511-0000 Window & Door Replacement required a Certificate of Completion. Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 03/10/2025 Status: CCH
7	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2020-040511-0000 Window & Door Replacement has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 03/10/2025 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, alternations/extension to the pool/pool deck, addition of spa and an additional pool have been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/10/2025 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, an addition/shed has been erected or installed on the east side of the property without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/10/2025 Status: CCH

Agenda No.: 054	Complexity Level: 1	Status: Removed		
Respondent: Epstein, Katia		CEO: Debbie N Plaud		
	22646 SW 64th Way, Boca Raton, FL 33428-6005			
Situs Address: 22646 SW 64th Way, Boca Raton, FL		Case No: C-2025-02190018		
PCN: 00-42-47-30-04-014-0180		Zoned: RM		
Violations:	<table><tr><td>1</td><td>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 driveway has been altered with added pavers without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/19/2025 Status: CLS</td></tr></table>		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 driveway has been altered with added pavers without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/19/2025 Status: CLS
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 driveway has been altered with added pavers without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/19/2025 Status: CLS			

Agenda No.: 055	Complexity Level: -	Status: Removed
Respondent: EVAN DAVIS LLC		CEO: Ronald Ramos
	1319 Chippewa St, Jupiter, FL 33458-3969	
Situs Address: 1846 Windsor Dr, North Palm Beach, FL		Case No: C-2025-05020004
PCN: 00-43-42-04-23-000-0060		Zoned: RH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

Violations:	1	Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. >>>MORE SPECIFICALLY, THE NORTH FACING EXTERIOR WALL IS IN DISREPAIR. 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: 06/11/2025 Status: CLS
	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. >>>MORE SPECIFICALLY, THE WEST FACING MAIN ENTRANCE CONCRTEETE DOOR-STEP HAS BEEN REMOVED. 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: 06/11/2025 Status: CLS

Agenda No.:	056	Complexity Level: -	Status: Active
Respondent:	Barenboym, Daniel 9673 SW 12th Ct, Boca Raton, FL 33428-6035		CEO: Teresa G Rouse
Situs Address:	9673 SW 12th Ct, Boca Raton, FL		Case No: C-2025-04230050
PCN:	00-42-47-30-02-010-0220		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. More specifically, parking boats and trailers within the front setbacks of the home is a violation of this code section. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 05/05/2025 Status: SIT	
	2	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, boats and trailers parked on the property are not properly screened from view in accordance with this code section. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 05/05/2025 Status: SIT	
	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 wooden accessory 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: 05/05/2025 Status: SIT	
	4	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, an inoperable vehicle(s) parked in the driveway, lumber, pallets, construction equipment, tools, and similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/05/2025 Status: SIT	

Agenda No.:	057	Complexity Level: -	Status: Removed
Respondent:	Sarihan, Cem; Sarihan, Vanessa 10404 Sunstream Ln, Boca Raton, FL 33428-4231		CEO: Teresa G Rouse
Situs Address:	10404 Sunstream Ln, Boca Raton, FL		Case No: C-2025-04010010
PCN:	00-41-47-25-18-004-0100		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 concrete driveway has been widened without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/15/2025 Status: CLS	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

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 concrete walkway 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: CLS
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Agenda No.: 058	Complexity Level: 1	Status: Active		
Respondent: Steve Uri LLC		CEO: Teresa G Rouse		
	123 Old Barn Ct, Buffalo Grove, IL 60089-6871			
Situs Address: 12750 S Military Trl, Boynton Beach, FL		Case No: C-2025-08080008		
PCN: 00-42-46-01-36-001-0000		Zoned: MUPD		
Violations:	<table><tr><td>1</td><td>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, an inoperable vehicle parked on the property, vegetative debris, garbage, and similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/19/2025 Status: SIT</td></tr></table>		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 but not limited to, an inoperable vehicle parked on the property, vegetative debris, garbage, and similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/19/2025 Status: SIT
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 but not limited to, an inoperable vehicle parked on the property, vegetative debris, garbage, and similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/19/2025 Status: SIT			
cc: Steve Uri Llc Steve Uri Llc				

Agenda No.: 059	Complexity Level: -	Status: Active						
Respondent: Aghara, Amit; Patel, Pranavkumar 16033 71st Ln N, Loxahatchee, FL 33470-3451		CEO: Christina G Stodd						
Situs Address: 16033 71st Ln N, Loxahatchee, FL		Case No: C-2025-07240006						
PCN: 00-40-42-25-00-000-5730		Zoned: AR						
Violations:	<table><tr><td>1</td><td>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 please mow the yard and edge overgrowth and weeds. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 07/29/2025 Status: SIT</td></tr><tr><td>2</td><td>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, please repair the wood rail fence on the property. Several areas observed that were broken and in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 07/29/2025 Status: SIT</td></tr><tr><td>3</td><td>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. More specifically but not limited to, paint needed on the west side of the house on the wood. The paint was observed to be chipped and peeling off. Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 07/29/2025 Status: SIT</td></tr></table>		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. More specifically please mow the yard and edge overgrowth and weeds. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 07/29/2025 Status: SIT	2	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, please repair the wood rail fence on the property. Several areas observed that were broken and in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 07/29/2025 Status: SIT	3	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. More specifically but not limited to, paint needed on the west side of the house on the wood. The paint was observed to be chipped and peeling off. Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 07/29/2025 Status: SIT
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. More specifically please mow the yard and edge overgrowth and weeds. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 07/29/2025 Status: SIT							
2	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, please repair the wood rail fence on the property. Several areas observed that were broken and in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 07/29/2025 Status: SIT							
3	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. More specifically but not limited to, paint needed on the west side of the house on the wood. The paint was observed to be chipped and peeling off. Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 07/29/2025 Status: SIT							

Agenda No.: 060	Complexity Level: -	Status: Active		
Respondent: AMB IBM LLC		CEO: Christina G Stodd		
	19378 Deer Run Blvd, Loxahatchee Groves, FL 33470 Unit States			
Situs Address: 19378 Deer Run Blvd, Loxahatchee, FL		Case No: C-2025-04090011		
PCN: 00-40-43-21-01-000-1780		Zoned: AR		
Violations:	<table><tr><td>2</td><td>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 barn with stalls has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/14/2025 Status: SIT</td></tr></table>		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 barn with stalls has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/14/2025 Status: SIT
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood barn with stalls has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/14/2025 Status: SIT			

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

cc: Amb Ibm Llc

Agenda No.: 061

Respondent: Ferrari, Edith

Situs Address: 15668 74th St N, Loxahatchee, FL

PCN: 00-41-42-30-00-000-7270

Violations:

Complexity Level: -

Case No: C-2025-07030001

Zoned: AR

Status: Active

CEO: Christina G Stodd

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: 07/18/2025

Status: CLS

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, tires, construction debris, appliances and other various debris observed openly stored in the front of the property in the swale and on the west side of the yard.

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

Issued: 07/18/2025

Status: SIT

5

Details: Vegetation. The following vegetation is prohibited:
(1) All diseased or damaged limbs or foliage that present a hazard.
(2) Vegetation that constitutes a fire hazard.
(3) Vegetation that impedes or obstructs adequate view of an intersection, traffic sign, railroad crossing or traffic from any street, road or highway.

More specifically, remove the 3 dead pine trees on the southwest side of the yard next to the fence.

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

Issued: 07/18/2025

Status: SIT

Agenda No.: 062

Respondent: Hohn, Thomas; Hohn, Patricia

Situs Address: 4751 Coconut Blvd, West Palm Beach, FL

PCN: 00-41-43-10-00-000-3440

Violations:

Complexity Level: -

Case No: C-2025-04170019

Zoned: AR

Status: Active

CEO: Christina G Stodd

2

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. More specifically please obtain a site development permit for filling in the pond.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1

Issued: 04/17/2025

Status: SIT

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

3	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, please obtain a site development permit for filling in the pond. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 04/17/2025 Status: SIT
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Agenda No.: 063

Respondent: Latty, Denzle G; Latty, Susan

Situs Address: Egret Ln, Loxahatchee , FL

PCN: 00-40-43-21-01-000-2140

Violations:

Complexity Level: -

Case No: C-2025-07220001

Zoned: AR

Status: Active

CEO: Christina G Stodd

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. Please obtain a site development permit. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 07/22/2025 Status: SIT
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, please obtain a site development permit for the fill. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 07/22/2025 Status: SIT

Agenda No.: 064

Respondent: Pizarro, Alexandra

4721 Coconut Blvd, West Palm Beach, FL 33411-8937

Complexity Level: -

Status: Removed

CEO: Christina G Stodd

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

Situs Address:	4721 Coconut Blvd, West Palm Beach, FL	Case No:	C-2025-04170020
PCN:	00-41-43-10-00-000-3550	Zoned:	AR
Violations:	5 Details: No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, F U TRUCKING LLC needs a Business Tax Receipt. Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17 Issued: 04/17/2025 Status: CLS 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, 2 storage containers in the backyard have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/17/2025 Status: CLS		

Agenda No.:	065	Complexity Level:	-	Status:	Active
Respondent:	Cruz Abrego, Eduardo A; Mazo, Flor Edilma	CEO:	RI Thomas		
	16059 E Mayfair Dr, Loxahatchee, FL 33470-4020				
Situs Address:	16059 E Mayfair Dr, Loxahatchee, FL	Case No:	C-2025-04070009		
PCN:	00-40-43-24-00-000-1350	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 detached accessory building has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/17/2025 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 electrical light pole has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/17/2025 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: 06/17/2025 Status: CCH				

Agenda No.:	066	Complexity Level:	-	Status:	Removed
Respondent:	Davila, Tahimy	CEO:	RI Thomas		
	15857 75th Ln N, Loxahatchee, FL 33470-3142				
Situs Address:	15857 75th Ln N, Loxahatchee, FL	Case No:	C-2025-07180024		
PCN:	00-41-42-30-00-000-4110	Zoned:	AR		
Violations:	2 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. Code: Unified Land Development Code - 6.D.1.A.2.a				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	Issued: 07/22/2025	Status: CLS
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Agenda No.: 067
Respondent: Moseley, Joscelyn; Moseley, Carla
1214 North Ave, New Rochelle, NY 10804-2607
Situs Address: 12965 70th Pl N, West Palm Beach, FL
PCN: 00-41-42-27-00-000-7990

Complexity Level: -
Status: Removed
CEO: RI Thomas
Case No: C-2025-07300004
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, Accessory Structures has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/15/2025 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: 08/15/2025 Status: CCH 3 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: 08/15/2025 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 dead vegetation and trash and debris. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/15/2025 Status: CCH 5 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: The lot is a Vacant Lot, being used to store and live in a Recreational Vehicle. Code: Unified Land Development Code - 1.A.2 Issued: 08/15/2025 Status: CCH
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cc: Moseley, Carla; Moseley, Joscelyn

Agenda No.: 068
Respondent: ATLANTIC REAL ESTATE HOLDINGS LLC
3330 Fairchild Gardens Ave, 32516, Palm Beach Gardens, F
33420
Situs Address: 5675 1st Rd, Lake Worth, FL
PCN: 00-42-43-27-05-032-2840

Complexity Level: 1
Status: Active
CEO: Charles Zahn
Case No: C-2025-05140005
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: 05/14/2025 Status: CCH
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	2 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. Observation: vehicle being repaired in the front yard. Code: Unified Land Development Code - 1.A.2 Issued: 05/14/2025 Status: CCH
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Agenda No.: 069

Complexity Level: -

Status: Removed

Respondent: Nunez, Iris M

CEO: Charles Zahn

2931 Scanlan Ave, Lake Worth Beach, FL 33461-3736

Situs Address: 2931 Scanlan Ave, Lake Worth, FL

Case No: C-2025-08050025

PCN: 00-43-44-20-04-016-0010

Zoned: RM

Violations:	1 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B2020-036243-0000 has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/20/2025 Status: CLS 2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, converted a screen room to living space without a building permit including all trades. The final inspection shall be made after all work required by the building permit is completed. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 110.3.11 Issued: 08/20/2025 Status: CLS 3 Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Specifically, living in a recreational vehicle in the zoning district is prohibited. Code: Unified Land Development Code - 6.D.1.A.3.d Issued: 08/20/2025 Status: CLS 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, electricity installed to the recreational vehicle installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/20/2025 Status: CLS 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, shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/20/2025 Status: CLS
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Agenda No.: 070

Complexity Level: 1

Status: Active

Respondent: Pelegrin, Alexis D

CEO: Charles Zahn

3015 Parker Ave, West Palm Beach, FL 33405-1401

Situs Address: 1418 Tahoe Ct, Lake Worth, FL

Case No: C-2025-07210023

PCN: 00-43-44-32-01-002-0140

Zoned: RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

Violations:	1 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, parking in the yard area is prohibited. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 08/08/2025 Status: CCH
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Agenda No.:	071	Complexity Level:	1	Status:	Removed			
Respondent:	Gelband, David 244 Springridge Dr, Berkeley Heights, NJ 07922-2052			CEO:	Dennis A Hamburger			
Situs Address:	345 Saxony H, Delray Beach, FL			Case No:	C-2025-08080018			
PCN:	00-42-46-22-09-008-3450			Zoned:	RH			
Violations:	<table><tr><td>1</td><td>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, windows have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/12/2025</td><td>Status: CLS</td></tr></table>					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, windows have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/12/2025	Status: CLS
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, windows have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/12/2025	Status: CLS						

cc: Gelband, David

Agenda No.:	072	Complexity Level:	-	Status:	Removed
Respondent:	Diaz Palenzuela, Alexander 772 Mango Dr, West Palm Beach, FL 33415-3836			CEO:	Jose Feliciano
Situs Address:	772 Mango Dr, West Palm Beach, FL			Case No:	C-2025-08210014
PCN:	00-42-44-01-17-000-0140			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; utility trailer improperly parked at property front areaway. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 08/27/2025 Status: CLS 2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paverbrick driveway has been expanded or enlarged without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/27/2025 Status: CLS 3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence and gates have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/27/2025 Status: CLS 4 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 08/27/2025 Status: CLS				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	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, an in-ground swimming pool has been erected or installed without a valid building permit at property rear. 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, obtain required final inspections and sign-off for in-ground swimming pool erected. The final inspection shall be made after all work required by the building permit is completed. More Specifically, final inspection required for in-ground swimming pool installed at property rear. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 110.3.11 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 08/27/2025Status: CLS
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Agenda No.: 073

Complexity Level: -

Status: Removed

Respondent: URICOECHEA, JORGE; LIEBER, COURTNEY

CEO: Richard F Cataldo

9787 Saddle Ct, Lake Worth, FL 33467-3529

Situs Address: 9787 Saddle Ct, Lake Worth, FL

Case No: C-2025-07110015

PCN: 00-42-44-30-02-001-0110

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. More specifically, a structure has been erected or installed behind the residence without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/17/2025Status: CLS
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Agenda No.: 074

Complexity Level: -

Status: Active

Respondent: BG LW I LLC

CEO: Rl Thomas

1637 SW 8th St, 200, Miami, FL 33135-5423

Situs Address: 7440 Lake Worth Rd, Lake Worth, FL

Case No: C-2025-07080012

PCN: 00-42-44-28-06-000-4400

Zoned: CG

Violations:	1 Details: All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 07/09/2025Status: CCH 2 Details: Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached. Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign. Message Center or Digital Display are prohibited for window signs. [Ord. 2022-029] More specifically, the units in question with excessive signage are: Unit #7316 Unit #7318 Unit #7332 Unit #7376 Unit #7394 Code: Unified Land Development Code - 8.B.4 Issued: 07/09/2025Status: CCH
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cc: Bg Lw I Llc

Agenda No.: 075

Complexity Level: -

Status: Active

Respondent: Navarrete, Daniel; Martinez, Genesis

CEO: Rl Thomas

3379 Pebble Beach Dr, Lake Worth, FL 33467-1225

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

Situs Address: 3379 Pebble Beach Dr, Lake Worth, FL

PCN: 00-42-44-20-01-000-0430

Violations:

Case No: C-2025-07070021

Zoned: RS

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, brick paving 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

Agenda No.: 076

Respondent: Country Club Village Apartments
PO Box 1159, Deerfield, IL 60015-6002

Situs Address: 10951 S Jog Rd, Boynton Beach, FL

PCN: 00-42-45-27-24-001-0020

Violations:

Complexity Level: -

Case No: C-2025-07080023

Zoned: MUPD

1

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, officer observed dead and missing landscaping on the South and East Property Lines Abutting Woolbright Road and Jog Road.

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

Issued: 07/18/2025

Status: SIT

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 vegetative debris located on the property.

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

Issued: 07/18/2025

Status: SIT

3

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. More specifically, the posted address is missing a number.

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

Issued: 07/18/2025

Status: SIT

cc: Country Club Village Apartments

Agenda No.: 077

Respondent: Zakhrabian, Marat
22800 SW 53rd Way, Boca Raton, FL 33433-6256

Situs Address: 22800 SW 53rd Way, Boca Raton, FL

PCN: 00-42-47-29-03-036-0040

Violations:

Complexity Level: 1

Case No: C-2025-05080006

Zoned: RM

1

Details: No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. More specifically, a business is operating from the residence without a Business Tax Receipt from the Palm Beach County Tax Collector.

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17

Issued: 09/10/2025

Status: CLS

ePZB / CE_Merge_Agenda.rpt-1063

Page: 41 of 50

Print Date: 12/10/2025 07:50 AM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM**

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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

10

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 in the RM Zoning District. During a recent inspection, several vehicles, some in disrepair, were observed being repaired and stored/parked on the property.

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

Issued: 09/10/2025

Status: SIT

Agenda No.: 078

Respondent: EMW Investment Solutions LLC

Situs Address: 4757 Saddle Ranch Rd, Lake Worth, FL

PCN: 00-42-44-29-09-000-2130

Violations:

Complexity Level: -

Case No: C-2025-07290005

Zoned: PUD

Status: Removed

CEO: Christina G Stodd

1

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: Mold Assessment Findings & Recommendations

Based on the assessment conducted by Niv Barazani, a Licensed Mold Assessor (Lic# MRSA2772), it's recommended that mold remediation be carried out by a licensed professional. This recommendation is based on the following:

-Background information and visual assessment.

-Laboratory-tested mold samples.

-Moisture content findings.

-Microbial growth that either exceeds or potentially exceeds (in hidden areas) 10 square feet.

Additional Actions & Considerations:

-Properly seal all duct registers and air vents.

-Replace the missing cover on the light fixture in the kitchen.

-Install a dehumidifier in the attic, as the current humidity level is 70% with a 70-degree dew point. This will help moderate humidity.

-Consult with a building performance specialist for further guidance.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)

Issued: 09/16/2025

Status: CLS

cc: Air Quality Experts

Emw Investment Solutions Llc

Emw Investment Solutions Llc

Agenda No.: 079

Respondent: Therlonge, Marie C; Therlonge, Joel

Situs Address: 190th St N, Loxahatchee,, FL

PCN: 00-40-42-15-00-000-8180

Violations:

Complexity Level: -

Case No: C-2025-03310004

Zoned: AR

Status: Active

CEO: Christina G Stodd

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. Please obtain a site development permit for the clearing of the lot and for the fill dirt.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1

Issued: 03/31/2025

Status: SIT

ePZB / CE_Merge_Agenda.rpt-1063

Page: 43 of 50

Print Date: 12/10/2025 07:50 AM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

- 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, please obtain a site development permit for the clearing of the lot and for the fill dirt.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 03/31/2025
Status: SIT

Agenda No.: 080
Respondent: Envirotek Services Inc
12593 89th Pl N, West Palm Beach, FL 33412 United States
Situs Address: 63rd Ln, West Palm Beach, FL
PCN: 00-41-42-33-00-000-5770

Complexity Level: -
Status: Active
CEO: Timothy M Madu
Case No: C-2025-03030012
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: 03/03/2025
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, _____.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 03/03/2025
Status: CCH

cc: Envirotek Services Inc.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

Agenda No.:	081	Complexity Level: -	Status: Active
Respondent:	HPA BORROWER 2019 2 LLC 1201 Hays St, Tallahassee, FL 32301		CEO: Richard F Cataldo
Situs Address:	15164 Harrison Rd, Delray Beach, FL		Case No: C-2025-05010012
PCN:	00-42-46-23-01-000-1451		Zoned: RS
Violations:	2Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/16/2025Status: CCH		

cc: Hpa Borrower 2019 2 Llc
Hpa Borrower 2019 2 Llc

Agenda No.:	082	Complexity Level: -	Status: Removed
Respondent:	Mercado, Felix Matias; Garcia, Lina Maria 3424 Bacom Point Rd, Pahokee, FL 33476-3011		CEO: Omar J Sheppard
Situs Address:	3424 Bacom Point Rd, Pahokee, FL		Case No: C-2025-03120007
PCN:	00-36-42-25-00-000-3040		Zoned: RS
Violations:	2Details: 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. The subject property is currently designated for use as a single-family dwelling within the Residential Single-Family (RS) zoning district, as per applicable zoning regulations. During a recent inspection conducted at the premises, it was observed that the property is being utilized for the operation of a maintenance and repair shop, and that several vehicles, in varying states of disrepair, are being stored on the property. Code: Unified Land Development Code - 1.A.2 Issued: 03/12/2025Status: CLS 3Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/12/2025Status: CLS 4Details: 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: 03/12/2025Status: CLS 5Details: 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: 03/12/2025Status: CLS		

Agenda No.:	083	Complexity Level: 1	Status: Removed
Respondent:	David W Packard, Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of David W Packard and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 22171 SW 62nd Ave, Boca Raton, Florida 33428 and PCN 00-42-47-30-07-022-0040 22171 SW 62nd Ave, Boca Raton, FL 33428-4411		CEO: Adam F Moulton
Situs Address:	22171 SW 62nd Ave, Boca Raton, FL		Case No: C-2025-08150030

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

PCN: 00-42-47-30-07-022-0040

Zoned: RM

Violations:	1	Details: Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance. Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b) Issued: 09/18/2025 Status: CLS
	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: 09/18/2025 Status: CLS
	3	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, red car parked on grass. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 09/18/2025 Status: CLS

Agenda No.: 084

Complexity Level: -

Status: Active

Respondent: Lauridsen, Rune; McCarron, Sean P

CEO: Timothy M Madu

17975 83rd Pl N, Loxahatchee, FL 33470-2616

Situs Address: 17975 83rd Pl N, Loxahatchee, FL

Case No: C-2025-06180012

PCN: 00-40-42-23-00-000-7360

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. More specifically, the overgrown vegetation. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 06/20/2025 Status: CCH
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Agenda No.: 085

Complexity Level: 1

Status: Active

Respondent: A M MANAGEMENT ENTERPRISES LLC

CEO: Caroline Foulke

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

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

Case No: C-2025-05050018

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

Zoned: UI

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: Mobile vendor on property without required temporary Vendor's Permit. Code: Unified Land Development Code - 1.A.2 Issued: 05/09/2025 Status: CCH
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Agenda No.: 086

Complexity Level: 1

Status: Active

Respondent: Gonzalez, Lazaro M

CEO: Charles Zahn

2735 Freeport Rd, West Palm Beach, FL 33406-7710

Situs Address: 2735 Freeport Rd, West Palm Beach, FL

Case No: C-2025-06260011

PCN: 00-43-44-17-02-008-0250

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: 07/17/2025 Status: CCH
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM**

Agenda No.: 087	Complexity Level: 1	Status: Removed
Respondent: Green, Peter Dahl; Green, Andrea G		CEO: Darrin L Emmons
	6556 Winding Brooke Way, Delray Beach, FL 33484-3527	
Situs Address: 6556 Winding Brooke Way, Delray Beach, FL	Case No: C-2025-08140022	
PCN: 00-42-46-15-09-000-0540	Zoned: RH	
Violations:	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. More specifically, a blue car was observed parked in the driveway of this residential property with no license plate. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 08/15/2025	

Agenda No.: 088	Complexity Level: -	Status: Active
Respondent: Riley, Bruce D; Riley, Alice E		CEO: Omar J Sheppard
	4835 Mango Blvd, West Palm Beach, FL 33411-9146	
Situs Address: 4835 Mango Blvd, West Palm Beach, FL		Case No: C-2025-07100010
PCN: 00-41-43-11-00-000-3340		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 shipping container has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 07/30/2025 Status: CCH	

Agenda No.: 089 **Complexity Level:** 1 **Status:** Removed
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:

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: CLS
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: CLS
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: CLS

Agenda No.: 090	Complexity Level: 1	Status: Removed
Respondent: ACCESS PROPERTIES LLC 5359 Grand Banks Blvd, Greenacres, FL 33463		CEO: Kareem B Graham
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: CLS 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 COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 10, 2025 9:00 AM

	Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 05/27/2025 Status: CLS
3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/27/2025 Status: CLS
cc: Access Properties Llc Access Properties Llc	

Agenda No.:	091	Complexity Level:	1	Status:	Active
Respondent:	Maley, Shawn R 19354 Skyridge Cir, Boca Raton, FL 33498-6212			CEO:	Debbie N Plaud
Situs Address:	19354 Skyridge Cir, Boca Raton, FL			Case No:	C-2025-08080022
PCN:	00-41-47-11-09-000-3920			Zoned:	PUD
Violations:	1 Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 09/16/2025 Status: CCH				

Agenda No.:	092	Complexity Level:	1	Status:	Removed
Respondent:	THE VILLAGE AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC 301 Yamato Rd, Ste 2199, Boca Raton, FL 33431 United States			CEO:	Debbie N Plaud
Situs Address:	Bellagio Ln, FL			Case No:	C-2025-08250017
PCN:	00-42-45-18-06-015-0000			Zoned:	RT
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 of roofing tiles on common area located between 8162 and 8118 Bellagio Ln. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 09/24/2025 Status: CLS				
cc: The Village At Verona Lakes Homeowners Association, Inc					

Agenda No.:	093	Complexity Level:	1	Status:	Active
Respondent:	TALIKO, OLIVER 1065 Sanctuary Cove Dr, West Palm Bch, FL 33410-4526			CEO:	Ronald Ramos
Situs Address:	16574 Haynie Ln, Jupiter, FL			Case No:	C-2025-04010011
PCN:	00-41-41-11-00-000-3022			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, THERE IS A CONCRETE PAD (LOCATED ON THE WEST, NORTH AND EAST SIDE OF THE SFD) which 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				

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

- 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 ROOFED SCREEN ENCLOSURE (LOCATED AND ATTACHED TO THE EAST SIDE OF THE SFD) has been erected or installed without a valid building permit. Obtain required building permits for the ROOFED SCREEN ENCLOSURE (LOCATED AND ATTACHED TO THE EAST SIDE OF THE SFD) or remove the ROOFED SCREEN ENCLOSURE (LOCATED AND ATTACHED TO THE EAST SIDE OF THE SFD).

*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: 04/15/2025

Status: CCH

Agenda No.: 094

Respondent: ZAHARION, BRYAN R

Situs Address: 16430 74th Ave N, Palm Beach Gardens, FL

PCN: 00-42-41-09-00-000-5390

Violations:

Complexity Level: 1

16430 74th Ave N, Palm Beach Gardens, FL 33418-7615

16430 74th Ave N, Palm Beach Gardens, FL

00-42-41-09-00-000-5390

Status: Active

CEO: Ronald Ramos

Case No: C-2025-07070002

Zoned: AR

- 1

Details: 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/WIRE FENCE has been erected or installed without a valid building permit.

CORRECTION: Obtain required building permits for the WOOD/WIRE FENCE or remove the WOOD/WIRE 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: 07/29/2025

Status: SIT
- 2

Details: 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, COLUMNS (4) WITH LIGHTS (LOCATED AT END OF DRIVEWAY NEAR ROAD) have been erected or installed without a valid building permit.

CORRECTION: Obtain required building permits for the COLUMNS (4) WITH LIGHTS (LOCATED AT END OF DRIVEWAY NEAR ROAD) or remove the COLUMNS (4) WITH LIGHTS (LOCATED AT END OF DRIVEWAY NEAR ROAD).

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: 07/29/2025

Status: CLS
- 3

Details: DETAILS: Local or Residential Access Streets - Lots located on Local or Residential Access Streets shall have a maximum of two access connections. [Ord. 2007-013]

>>>MORE SPECIFICALLY, REMOVE USE OF THE 3RD UNAPPROVED STREET ACCESS.

CORRECTION: REMOVE ACCESS AND DISCONTINUE USE OF THE 3RD ACCESS CONNECTION.

Code: Unified Land Development Code - 6.B.3.A.2.3.a.3.a

Issued: 07/29/2025

Status: CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
DECEMBER 10, 2025 9:00 AM

	4 Details: 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. 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, A TRAILER IS PARKED BETWEEN THE STREET AND STRUCTURE AND WITHOUT 6' OPAQUE SCREENING. PARK THE TRAILER BEHIND THE FRONT SETBACK AND BEHIND 6' OPAQUE SCREENING OR REMOVE SAME FROM THE SITUS. CORRECTION: Park the TRAILERED BOAT in the side or rear yard and screen the TRAILERED BOAT from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height. Code: Unified Land Development Code - 6.D.1.A.3.b Unified Land Development Code - 6.D.1.A.3.c Issued: 07/29/2025 Status: CLS
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Agenda No.:

095

Complexity Level: -

Status: Removed

Respondent:

Dyal, Ravindra

CEO:

Christina G Stodd

4780 Coconut Blvd, Royal Palm Beach, FL 33411-8936

Situs Address:

78th Pl N, FL

Case No:

C-2025-09220025

PCN:

00-41-42-27-00-000-3420

Zoned:

AR

Violations:	1 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) Issued: 09/24/2025 Status: CLS
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Agenda No.:

096

Complexity Level: -

Status: Removed

Respondent:

PAHOKEE HOUSING AUTHORITY INC

CEO:

Omar J Sheppard

465 Friend Ter, Pahokee, FL 33476-1941

Situs Address:

899 Padgett Cir, Pahokee, FL

Case No:

C-2025-04220001

PCN:

00-37-42-20-03-004-0000

Zoned:

RH

Violations:	1 Details: One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. Code: Palm Beach County Property Maintenance Code - Section 14-33 (c) Issued: 07/03/2025 Status: CLS
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Agenda No.:

097

Complexity Level: -

Status: Removed

Respondent:

Canopus Investment Group Llc

CEO:

Omar J Sheppard

6671 W Indiantown Rd, 379, Jupiter, FL 33458-3991

Situs Address:

1st St, Canal Point, FL

Case No:

C-2025-06130009

PCN:

00-37-41-33-01-001-0060

Zoned:

CG

Violations:	1 Details: Parking shall be prohibited on all vacant properties. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 07/03/2025 Status: CLS
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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. "