CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 04, 2026 9:00 AM

Special Magistrate: Christy L Goddeau
Contested

Special Magistrate: William Toohey
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Complexity Level:** 1 **Status:** Active
Respondent: 2154 Zip Code Property, LLC **CEO:** Jen L Batchelor
115 N Calhoun St, Ste 4, Tallahassee, FL 32301
Situs Address: 2154 Zip Code Pl, West Palm Beach, FL **Case No:** C-2025-10100011
PCN: 00-42-43-24-39-001-0020 **Zoned:** MUPD
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. More specifically, but not limited to, various sized potholes throughout the parking lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 10/10/2025 **Status:** CCH

cc: 2154 Zip Code Property, Llc

Agenda No.: 002 **Complexity Level:** 1 **Status:** Active
Respondent: Juan, Maribi Felix; Juan, Angelina Sebastian **CEO:** Jen L Batchelor
18427 43rd Rd N, Loxahatchee, FL 33470-1811
Situs Address: Bedu Ct, Loxahatchee,, FL **Case No:** C-2024-01250002
PCN: 00-40-42-32-00-000-1840 **Zoned:** AR
Violations:

2 **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically, but not limited to, trucks, box trucks, commercial vehicles, trailers, and cars parked on the vacant property.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 02/01/2024 **Status:** CCH

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood post and chain link fencing and gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/01/2024 **Status:** CCH

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: SALISBURY G CONDOMINIUM ASSOCIATION, INC. **CEO:** Jen L Batchelor
151 Salisbury G, West Palm Beach, FL 33417
Situs Address: Salisbury G, West Palm Beach, FL **Case No:** C-2025-05060019
PCN: **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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/10/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood canopy has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/10/2025 **Status:** 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 wood trellis has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/10/2025 **Status:** CCH

cc: Salisbury G Condominium Association, Inc.

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Karlsson, Veronica H **CEO:** Steve G Bisch
11636 Venetian Ave, Boca Raton, FL 33428-5722
Situs Address: 11636 Venetian Ave, Boca Raton, FL **Case No:** C-2025-07290019
PCN: 00-41-47-36-03-000-5820 **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 two room addition has been erected or installed on the west side of the dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/31/2025 **Status:** CCH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Assured Properties LLC **CEO:** Brian Burdett
12333 Colony Preserve Dr, Boynton Beach, FL 33436-5807
Situs Address: 2000 Longwood Rd, West Palm Beach, FL **Case No:** C-2025-07150025
PCN: 00-43-43-29-02-007-0420 **Zoned:** RM

Violations:

1 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/01/2025 **Status:** CCH

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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 08/01/2025 **Status:** CCH

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, open storage including but not limited to mop bucket and appliance.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/01/2025 **Status:** CCH

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Agenda No.: 006 **Complexity Level:** 2 **Status:** Active
Respondent: Larose, Acelise; Larose, Judith **CEO:** Brian Burdett
1520 Barbarie Ln, West Palm Beach, FL 33417-4402
Situs Address: 1520 Barbarie Ln, West Palm Beach, FL **Case No:** C-2025-05080013
PCN: 00-42-43-26-04-007-0070 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, new construction of an addition to primary structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/28/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Membrane canopy structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/28/2025 **Status:** CCH

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/28/2025 **Status:** CCH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: LUNA, ANGELA C **CEO:** Brian Burdett
4895 Elmhurst Rd, West Palm Beach, FL 33417-5333
Situs Address: 4895 Elmhurst Rd, West Palm Beach, FL **Case No:** C-2025-08250003
PCN: 00-42-43-25-10-004-0340 **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, membrane canopy structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/10/2025 **Status:** CCH

cc: Luna, Angela C

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: Pacifica West Palm LLC **CEO:** Brian Burdett
155 Office Plaza Dr, Fl 1, Tallahassee, FL 32301
Situs Address: 1128 Lake Victoria Dr, Apt M Building 42, West Palm Beach FL **Case No:** C-2025-09020018
PCN: 00-42-43-29-23-042-0130 **Zoned:** RS

Violations:

1 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. More specifically, spiders and bugs.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 09/18/2025 **Status:** CCH

3 **Details:** All cooking and heating equipment, components and accessories in every heating, cooking and water-heating device shall be maintained in good repair, free from leaks and obstructions.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (2)
Issued: 09/18/2025 **Status:** CCH

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Agenda No.: 009 **Complexity Level: -** **Status:** Removed
Respondent: NOWAK, BRIAN J; NOWAK, SINA M **CEO:** Richard F Cataldo
8527 Yearling Dr, Lake Worth, FL 33467-1175
Situs Address: 8527 Yearling Dr, Lake Worth, FL **Case No:** C-2025-09220010
PCN: 00-42-44-19-01-012-0240 **Zoned:** AR

Violations:

1 **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.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 09/22/2025 **Status:** CLS

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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 09/22/2025 **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. Including, but not limited to, wood pallets, concrete blocks, and construction debris pile.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/22/2025 **Status:** CLS

4 **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: 09/22/2025 **Status:** CLS

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: DEMAS, NANCY HENRIQUEZ **CEO:** Frank A Davis
5687 Summit Blvd, West Palm Beach, FL 33415-3654
Situs Address: 5687 Summit Blvd, West Palm Beach, FL **Case No:** C-2025-05280011
PCN: 00-42-44-02-01-000-0460 **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, Rear Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/09/2025 **Status:** CCH

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: ELLER ESTATE PARTNERSHIP **CEO:** Frank A Davis
3175 Seagrape Rd, Lake Worth, FL 33462-3794
Situs Address: 3175 Seagrape Rd, Lake Worth, FL **Case No:** C-2025-08120021
PCN: 00-43-45-06-01-015-0080 **Zoned:** RS

Violations:

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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 08/18/2025 **Status:** CCH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Interior Work has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/18/2025 **Status:** CCH

6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/18/2025 **Status:** CCH

cc: Eller, Kenneth

Agenda No.: 012 **Complexity Level:** 1 **Status:** Active
Respondent: VELOCITY VENCHRZ LLC **CEO:** Frank A Davis
1300 NW 7th St, Boca Raton, FL 33486
Situs Address: 5931 Dryden Rd, West Palm Beach, FL **Case No:** C-2025-07030022
PCN: 00-42-44-02-04-000-0052 **Zoned:** RS

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 07/24/2025 **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.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 07/24/2025 **Status:** CCH

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

4 **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.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 07/24/2025 **Status:** CCH

cc: Velocity Venchrz Llc
Velocity Venchrz Llc

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: DEMASH LLC **CEO:** Darrin L Emmons
1 SE 3rd Ave, Ste 2950, Miami, FL 33131
Situs Address: 9535 Fox Trot Ln, Boca Raton, FL **Case No:** C-2025-08040010
PCN: 00-42-47-06-13-000-1150 **Zoned:** PUD

Violations:

1 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. More specifically, this dwelling is infested with cockroaches.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 08/06/2025 **Status:** CCH

2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically but not limited to, there is a hole in the garage ceiling with what appears to be water damage, water leaking into the residence from above the sliding glass door and water leaking in from the corner of the house in the living room.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 08/06/2025 **Status:** CCH

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, the back patio lanai base needs painted or cleaned.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 08/06/2025 **Status:** CCH

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 but not limited to, there is a hole with water damage to the drywall in the garage, a hole in the drywall in an upstairs bedroom and peeling paint from water damage above the sliding glass doors.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 08/06/2025 **Status:** CCH

5 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically but not limited to, one of the stove burners is cracked and not functioning properly, the refrigerator currently has a red power failure light on and the temperature cannot be changed which is causing food to be frozen, the clothes dryer has a E61 Call Service light on and it is not drying the clothes properly and the air condition unit spontaneously turns off causing the house to get hot.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 08/06/2025 **Status:** CCH

6 **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, the kitchen sink faucet is broken away from the sink. The soap dispenser which is part of the sink fixture is not working.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 08/06/2025 **Status:** CCH

cc: Demash Llc
Demash Llc

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: LB Property LP **CEO:** Darrin L Emmons
194 Fen Way, Syosset, NY 11791-4302
Situs Address: 209 Monaco E, Delray Beach, FL **Case No:** C-2025-10140015
PCN: 00-42-46-22-08-005-2090 **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. This officer observed renovations to include but not limited to, a wall removed from the kitchen, drywall removed from interior walls and both bathrooms being totally renovated without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/15/2025 **Status:** SIT

cc: Lb Property Lp

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: Pine Ridge at Delray Beach Condominium Association, Inc. **CEO:** Darrin L Emmons
2149 N Commerce Pkwy, Weston, FL 33326
Situs Address: 13770 Oneida Dr, Unit D-2, Delray Beach, FL **Case No:** C-2025-09290034
PCN: **Zoned:**
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 but not limited to the exterior stucco on the southwest corner and the northeast corner pillars.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/02/2025 **Status:** CCH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: Rowlett, Thomas W; Rowlett, Paula J **CEO:** Darrin L Emmons
17802 Pine Needle Ter, Boca Raton, FL 33487-2133
Situs Address: 17802 Pine Needle Ter, Boca Raton, FL **Case No:** C-2025-07210005
PCN: 00-42-46-36-03-008-0090 **Zoned:** RS

Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 07/23/2025 **Status:** SIT

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: TAZ INC **CEO:** Darrin L Emmons
17825 Fieldbrook Cir W, Boca Raton, FL 33496-1528
Situs Address: 12770 S Military Trl, Boynton Beach, FL **Case No:** C-2025-10060010
PCN: 00-42-46-01-36-002-0000 **Zoned:** MUPD

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/07/2025 **Status:** CCH

cc: Taz Inc

Agenda No.: 018 **Complexity Level:** - **Status:** Active
Respondent: Gonzalez Pena, Darma **CEO:** Jose Feliciano
4443 Vicliff Rd, Apt A, West Palm Beach, FL 33406-7407
Situs Address: 4443 Vicliff Rd, West Palm Beach, FL **Case No:** C-2025-06090025
PCN: 00-42-44-13-05-001-0070 **Zoned:** UI

Violations:

1 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Porch at property rear has been converted into habitable space (Apartment) with new building, electrical, mechanical and plumbing erected or installed without a valid building permit, inspections or approvals.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/13/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, access doors to porch and family room areas of dwelling structure have been removed, and walls erected or installed without a valid building permit creating additional dwelling unit apartments at the porch and family room area of rear apartment.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/13/2025 **Status:** CCH

3 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, duplex dwelling structure converted into a multi-family dwelling structure without required reviews, permits, inspections and approvals for such conversion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 06/13/2025 **Status:** CCH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple Mini Split-Air Conditioning systems has been erected or installed without a valid building permit throughout dwelling structure.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/13/2025 **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, Bahama style Hurricane Shutters have been erected or installed without a valid building permit throughout dwelling structure.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/13/2025 **Status:** CCH

6 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically; trash, construction debris present at property front.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/13/2025 **Status:** CCH

7 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically; parging on grass areas of property is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/13/2025 **Status:** CCH

8 **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; parking area driveway has worn areas of asphalt in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 06/13/2025 **Status:** CCH

Agenda No.: 019 **Complexity Level: -** **Status:** Active
Respondent: The Fountains of Palm Beach Condominium, Inc **CEO:** Jose Feliciano
1818 Australian Ave, Ste 400, West Palm Beach, FL 33409
Situs Address: 4154 Tivoli Ct, Lake Worth, FL **Case No:** C-2025-09250023
PCN: 00-42-44-27-13-000- **Zoned:** RH

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.

Specifically; Community swimming pool access/exits gates have been removed or altered without required Zoning reviews or approvals.
Code: Unified Land Development Code - 1.A.2
Issued: 09/30/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, community swimming pool access/exit gates have been removed, and stationary fences have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/30/2025 **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, Hurricane shutters have been erected or installed without a valid building permit to the community pool-house structure exterior and interior.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/30/2025 **Status:** CCH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, screened lockable entrance door has been erected or installed without a valid building permit at the community swimming pool house structure.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/30/2025 **Status:** CCH

cc: Grs Community Mangement

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: BRILLIANT GROUP LLC **CEO:** Caroline Foulke
2922 PAYSON Way, Wellington, FL 33414
Situs Address: 4137 Gulfstream Rd, Lake Worth, FL **Case No:** C-2025-08280019
PCN: 00-43-44-30-01-020-0011 **Zoned:** RM
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/08/2025 **Status:** CCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 09/08/2025 **Status:** CCH

cc: Brilliant Group Llc

Agenda No.: 021 **Complexity Level:** 1 **Status:** Active
Respondent: LAKE CLARKE GARDENS CONDOMINIUM, INC. **CEO:** Caroline Foulke
1700 PALM BEACH LAKES Blvd, Ste 600, West Palm Beach, FL 33401
Situs Address: 2647 N Garden Dr, FL **Case No:** C-2025-03140006
PCN: **Zoned:**
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing and structural permit for compromising fire wall in unit 202 has been done without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/20/2025 **Status:** CCH

cc: Lake Clarke Gardens Condo Inc

Agenda No.: 022 **Complexity Level:** - **Status:** Active
Respondent: Martinez, Naid **CEO:** Caroline Foulke
16040 E Stallion Dr, Loxahatchee, FL 33470-4150
Situs Address: 16040 E Stallion Dr, Loxahatchee, FL **Case No:** C-2024-12090010
PCN: 00-40-43-24-00-000-5230 **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, Alterations and Renovations to detach garage made into an apartment has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2024 **Status:** CCH

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

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: 12/18/2024 **Status:** CCH

Agenda No.: 023 **Complexity Level:** 1 **Status:** Active
Respondent: LEVY, RICHARD Z **CEO:** Kareem B Graham
1973 Tom A Toe Rd, Boynton Beach, FL 33426-9317
Situs Address: 7460 High Ridge Rd, Boynton Beach, FL **Case No:** C-2025-09080005
PCN: 00-43-45-09-00-000-3190 **Zoned:** RS

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: 09/08/2025 **Status:** CCH

2 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, the (3) Empty Trailers, (2) Trailers with boat, and (1) Enclosed Trailer exceed the maximum allowed number.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 09/08/2025 **Status:** CCH

5 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the 6' Wood Fence is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/08/2025 **Status:** CCH

cc: Levy, Richard Z

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: LRP2 LTD **CEO:** Kareem B Graham
12404 COCONUT ROW Rd, Palm Beach Gardens, FL 334
Situs Address: 4971 Le Chalet Blvd, Boynton Beach, FL **Case No:** C-2025-11040021
PCN: 00-42-45-13-04-001-0030 **Zoned:** CG

Violations:

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

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

Observation: Dumpsters being stored outside of enclosure.
Code: Unified Land Development Code - 1.A.2
Issued: 11/04/2025 **Status:** CCH

cc: Lrp2 Ltd

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 04, 2026 9:00 AM

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: Knox, Myrianne P **CEO:** Dennis A Hamburger
12221 Colony Preserve Dr, Boynton Beach, FL 33436-5807
Situs Address: 12221 Colony Preserve Dr, Boynton Beach, FL **Case No:** C-2025-09040008
PCN: 00-42-46-02-26-000-0570 **Zoned:** PUD
Violations:

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 # B-2023-018397-0000 has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 09/08/2025 **Status:** CCH

Agenda No.: 026 **Complexity Level:** 1 **Status:** Active
Respondent: Kristal, Elizabeth **CEO:** Dennis A Hamburger
404 Brittany I, Delray Beach, FL 33446-1150
Situs Address: 404 Brittany I, Delray Beach, FL **Case No:** C-2025-10280009
PCN: 00-42-46-22-07-009-4040 **Zoned:** RH
Violations:

1 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 10/30/2025 **Status:** CCH

cc: Kristal, Elizabeth

Agenda No.: 027 **Complexity Level:** 1 **Status:** Active
Respondent: Marks, Edward B **CEO:** Dennis A Hamburger
14719 Wildflower Ln, Delray Beach, FL 33446-1629
Situs Address: 25 Abbey Ln, 204, Delray Beach, FL **Case No:** C-2025-10060009
PCN: 00-42-46-15-06-025-2040 **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, impact windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/08/2025 **Status:** CCH

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: Anastasio, Antonio Evangelista; Garsia Lozano, Rosa Maria **CEO:** Jamie G Illicete
407 Erie Dr, Jupiter, FL 33458-4210
Situs Address: 407 Erie Dr, Jupiter, FL **Case No:** C-2025-06160003
PCN: 00-42-41-01-05-004-0040 **Zoned:** RM
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, brick paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/14/2025 **Status:** CCH

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: Black, William P; Queenan, Lea A **CEO:** Jamie G Illicete

9461 Sandy Run, Jupiter, FL 33478-9326

Situs Address: 9461 Sandy Run, Jupiter, FL **Case No:** C-2025-04240017
PCN: 00-42-41-18-00-000-1460 **Zoned:** AR

Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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: 04/24/2025 **Status:** CCH

Agenda No.: 030 **Complexity Level: -** **Status:** Active
Respondent: Houseknecht, Helen T **CEO:** Jamie G Illicete
18555 134th Way N, Jupiter, FL 33478-3617

Situs Address: 18555 134th Way N, Jupiter, FL **Case No:** C-2025-08120013
PCN: 00-41-40-33-00-000-3150 **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 overgrown and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/14/2025 **Status:** CCH

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

3 **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. Every window, door and frame shall be kept in sound condition, good repair and weather tight. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically exterior of structure not being maintained and is in disrepair. Garage door is in disrepair. Exterior walls of structure are stained and not being kept properly surface coated. Cables/wires hanging off exterior of structure.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (f)
Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 08/14/2025 **Status:** CCH

4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, wire and wood fence not being maintained and is in disrepair/
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/14/2025 **Status:** CCH

cc: Robertson, Anschutz, Schneid, Crane & Partners, Pllc
The United States Of America On Behalf Of The Secretary Of Housing And Urban Development

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Agenda No.: 031 **Complexity Level: -** **Status:** Active
Respondent: Long, Robert **CEO:** Jamie G Illicete
4042 SW Bimini Cir N, Palm City, FL 34990-1312

Situs Address: 12323 188th St N, Jupiter, FL **Case No:** C-2025-09260018
PCN: 00-41-40-34-00-000-1110 **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, windows and doors to the single-family dwelling have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/29/2025 **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, garage door(s) to the detached garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/29/2025 **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, exterior renovations to the wood siding. of the single-family dwelling. being done without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/29/2025 **Status:** CCH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, exterior electrical wiring to lights has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/29/2025 **Status:** CCH

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior renovations to interior walls of the single-family dwelling being done without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/29/2025 **Status:** CCH

6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior electrical wiring being done to the single-family dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/29/2025 **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, interior plumbing to the single-family dwelling, including replacing water heater, being done without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/29/2025 **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, mechanical work, including duct work, to the single-family-dwelling has been done without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/29/2025 **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, renovations to the in-ground pool and pool deck being done without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/29/2025 **Status:** CCH

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: MURPHY SYSTEM, LLC, whose authorized member and mailing address are James David Murphy, 11595 178th Rd. North, Jupiter, Florida
476 Riverside Ave, Jacksonville, FL 32202 **CEO:** Jamie G Illicete
Situs Address: 11351 178th Rd N, Jupiter, FL **Case No:** C-2025-06260027
PCN: 00-41-41-02-00-000-1320 **Zoned:** AR

Violations:

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

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

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

More specifically, property being used as a Contractor Storage Yard. Observed the storage of construction material, construction equipment, trailers used in construction activity on the property.
Code: Unified Land Development Code - 1.A.2
Issued: 06/27/2025 **Status:** CCH

cc: Murphy System, Llc, Whose Authorized Member And Mailing Address Are James David Murphy, 11595 178th Rd. North, Jupiter, Florida
Occupant, Tenant Or

Agenda No.: 033 **Complexity Level:** - **Status:** Active
Respondent: Piliero, John Jr; Piliero, Karen M
13105 154th Pl N, Jupiter, FL 33478-8508 **CEO:** Jamie G Illicete
Situs Address: 13105 154th Pl N, Jupiter, FL **Case No:** C-2025-07160035
PCN: 00-41-41-16-00-000-5011 **Zoned:** AR

Violations:

1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically, a semi-truck exceeding 12,500 pounds (GVWR) is being parked/stored on the property
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 07/28/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure/carport tent has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/28/2025 **Status:** CCH

Agenda No.: 034 **Complexity Level:** - **Status:** Active
Respondent: Pursell, James E
600 Xanadu Pl, Jupiter, FL 33477-6449 **CEO:** Jamie G Illicete
Situs Address: 17120 Jupiter Farms Rd, Jupiter, FL **Case No:** C-2025-08280021
PCN: 00-42-41-06-00-000-7220 **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. Property no longer has an Agricultural Exemption. More specifically, converted a Single-Family-Structure into two (2) units identified as unit # A1 and A2 without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **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. Property no longer has an Agricultural Exemption. More specifically, metal structure and office identified as building #B has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **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. Property no longer has an Agricultural Exemption. More specifically, structure(s) identified as building # C has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **Status:** CCH

4
Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Property no longer has an Agricultural Exemption. More specifically, two-story structure identified as building # D has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **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. Property no longer has an Agricultural Exemption. More specifically, two-story structure identified as building #E has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **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. Property no longer has an Agricultural Exemption. More specifically, structure behind building # C has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **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. Property no longer has an Agricultural Exemption. More specifically, structure in the se corner of property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **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. Property no longer has an Agricultural Exemption. More specifically, Canopy/Membrane Structure(s) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **Status:** CCH

9 **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.

Property no longer has an Agricultural Exemption. More specifically, property zoned as an Agricultural Residential property is being used as a Multi-family Use, Commercial Use and Industrial Use.
Code: Unified Land Development Code - 1.A.2
Issued: 09/05/2025 **Status:** CCH

10 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]

Property no longer has an Agricultural Exemption. More specifically, more than one commercial vehicle being parked on the property. Commerical vehicles that exceed 12, 500 pounds (GVWR) are being parked on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 09/05/2025 **Status:** CCH

11 **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. Property no longer has an Agricultural Exemption. More specifically, open/outdoor storage of building material, building equipment, barrels, pallets, bounce house equipment, carnival equipment or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/05/2025 **Status:** CCH

12 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Property no longer has an Agricultural Exemption. More specifically, chain-link fence and white fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **Status:** CCH

13 **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. Property no longer has an Agricultural Exemption. More specifically, Bounce House Rentals and Events operating out of Structure #B without a business tax receipt. Piccirillo Brothers Inc. operating out of structure # C with a business tax receipt and Rising Tides Swim Academy operating out of structure # E without a business tax receipt.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 09/05/2025 **Status:** CCH

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. Property no longer has an Agricultural Exemption. More specifically, asphalt and concrete paving have been done to property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **Status:** CCH

15 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Property no longer has an Agricultural Exemption. More specifically, storage container(s) have been installed without a valid building permit(s).
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **Status:** CCH

Agenda No.: 035 **Complexity Level: -** **Status:** Active
Respondent: Willis, Mark Steven **CEO:** Jamie G Illicete
9790 Sandy Run, Jupiter, FL 33478-9329
Situs Address: 9790 Sandy Run, Jupiter, FL **Case No:** C-2025-07280014
PCN: 00-42-41-18-00-000-3060 **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 overgrown and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/14/2025 **Status:** CCH

2 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. More specifically, complete numerical address not posted and visible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 08/14/2025 **Status:** CCH

Agenda No.: 036 **Complexity Level: -** **Status:** Active
Respondent: PATEL SOUTHERN PROPERTIES, LLC **CEO:** Dwayne E Johnson
6501 Congress Ave, Ste 100, Boca Raton, FL 33487
Situs Address: 8843 Southern Blvd, West Palm Beach, FL **Case No:** C-2025-10270017
PCN: 00-42-43-32-11-001-0060 **Zoned:** MUPD
Violations:

1 **Details:** An overall unified architectural character and image shall be created by the use of common elements such as consistent forms, colors, materials, and details. Similar, but not identical, architectural treatment between pods within a multi-pod project may be permitted to allow diversity
within the project.

1) Similar architectural composition and treatment shall be provided on all sides of each building
contiguous to or visible from a public street or residential zoning district. [Ord. 2009-040]

2) Outparcels and accessory buildings within a project shall be constructed of compatible materials, color, and character as the principal building.
More specifically, the outparcel for the MUPD is currently developed with a Dunkin Donuts Type 1 Restaurant with a Drive-through. Building on properties within an MUPD are required to have a unified architectural character and image with each other. Per Art. 5.C.1.H.1.a, General. The Dunkin Donuts on this property recently repainted with colors that violate this Section of the Code.
Code: Unified Land Development Code - 5.C.1.H.1.a
Issued: 10/29/2025 **Status:** CCH

cc: Patel Southern Properties, Llc
Patel Southern Properties, Llc

Agenda No.: 037 **Complexity Level: -** **Status:** Active
Respondent: BG LW l LLC **CEO:** Ray F Leighton
1637 SW 8th St, 200, Miami, FL 33135-5423
Situs Address: 7392 Lake Worth Rd, Lake Worth, FL **Case No:** C-2025-07070027
PCN: 00-42-44-28-06-000-4400 **Zoned:** CG
Violations:

1 **Details:** Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. More specifically the rear exit door was replaced without a building permit on unit 7392.

Code: National Fire Protection Association 1 2018 - 1.12.6.3
Issued: 07/09/2025 **Status:** CCH

cc: Fire Rescue

Agenda No.: 038 **Complexity Level: -** **Status:** Active
Respondent: Ribero, Brenda M; Campbell, Wanda T; Mason, Linda Starr; Starr, Bruce J
2855 Garden Dr S, Unit 207, Lake Worth Beach, FL 33461-6246
CEO: Ray F Leighton
Situs Address: 2855 S Garden Dr, 207, Lake Worth, FL **Case No:** C-2025-04020024
PCN: 00-43-44-17-48-000-2070 **Zoned:** RH
Violations:

2 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Permit B#-2021-023318-0000 for windows and door needs to be completed.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 04/24/2025 **Status:** CCH

Agenda No.: 039 **Complexity Level: -** **Status:** Active
Respondent: Reyes, Candido; Mejia, Wilmer J Benitez; Zavala, Celia Y Villatoro
80 Springdale Rd, Lake Worth, FL 33467-3830
CEO: Ray F Leighton
Situs Address: 80 Springdale Rd, Lake Worth, FL **Case No:** C-2025-08260027
PCN: 00-42-44-28-03-000-0603 **Zoned:** RS
Violations:

1 **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.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 08/29/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/29/2025 **Status:** CCH

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 08/29/2025 **Status:** CCH

4 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 08/29/2025 **Status:** CCH

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Solar Panels have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/29/2025 **Status:** CCH

6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/29/2025 **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, a roofed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/29/2025 **Status:** CCH

Agenda No.: 040 **Complexity Level:** 1 **Status:** Active
Respondent: Friedman, Moshe; Friedman, Suri **CEO:** Jill L Lovett
768 39th St, Brooklyn, NY 11232-3210
Situs Address: 97 Stratford H, West Palm Beach, FL **Case No:** C-2025-11030001
PCN: 00-42-43-23-15-008-0970 **Zoned:** RH
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 but not limited to permits # B-2022-043228-0000 and B-2020-019684-0000 have become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 11/04/2025 **Status:** CCH

cc: Friedman, Moshe

Agenda No.: 041 **Complexity Level:** - **Status:** Active
Respondent: Mesmer, April; Mesmer, John **CEO:** Timothy M Madu
12559 57th Rd N, West Palm Beach, FL 33411-8503
Situs Address: 12559 57th Rd N, West Palm Beach, FL **Case No:** C-2025-07090030
PCN: 00-41-43-03-00-000-3230 **Zoned:** AR
Violations:

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

More specifically, the open storage of the boat and RV that is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/09/2025 **Status:** CCH

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

More specifically, cut the grass.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/09/2025 **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.

More specifically, the vehicle bearing expired registration.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 07/09/2025 **Status:** CCH

Agenda No.: 042 **Complexity Level:** 1 **Status:** Active
Respondent: 1222 N F ST LLC **CEO:** Nedssa Miranda
381 Lanier Dr, Lake Worth Beach, FL 33461-1922
Situs Address: 908 Overbrook Pl, West Palm Beach, FL **Case No:** C-2025-05050025
PCN: 00-42-43-34-01-000-0080 **Zoned:** AR

Violations:

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

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

This property has approval for a Single-Family Dwelling within the AR/RSA Zoning District. More specifically, cease operating or allowing to be operated, AS A DUPLEX IN your SINGLE 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: 05/06/2025 **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, FENCE (WOOD AND METAL) has been erected or installed without a valid building permit.

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 05/06/2025 **Status:** SIT

Agenda No.: 043 **Complexity Level:** 1 **Status:** Active
Respondent: 7959 Southern LLC **CEO:** Nedssa Miranda
106 Flagler Promenade N, West Palm Beach, FL 33405-275
Situs Address: 7959 Southern Blvd, West Palm Beach, FL **Case No:** C-2025-09150010
PCN: 00-42-43-27-05-006-4210 **Zoned:** CG

Violations:

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.

Cease allowing a use that is not permitted by right, by a Special Permit, or as a Conditional Use in this zoning district. More specifically, A COMMERCIAL PARKING LOT REQUIRES A DRO APPROVAL IN THE GENERAL COMMERCIAL ZONING DISTRICT WITHIN THE URBAN/SUBURBAN TIER. REMOVE ALL THE SEMI TRUCKS AND VEHICLES OFF THE PARKING LOT. 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: 09/18/2025 **Status:** SIT

3 **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.

Cut the grass, weeds and low growing vegetation and maintain at or below 18 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: 09/18/2025 **Status:** SIT

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE has been erected or installed without a valid building permit.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, FENCE.

Obtain a Certificate of Completion for FENCE PERMIT.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/18/2025 **Status:** SIT

5 **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 the fence disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/18/2025 **Status:** SIT

7 **Details:** Fences or walls in any zoning district, shall not be electrified or contain any substance such as broken glass, spikes, nails, barbed wire, razors, or any other dangerous material designed to inflict discomfort, pain, or injury to a person or animal, except as allowed below. [Ord. 2010-005] [Ord. 2011-001]
1) Barbed Wire Exceptions and Regulations
The use of barbed wire is prohibited except in instances as detailed below. The County recognizes that barbed wire may be necessary to secure certain non-residential uses or structures. Therefore, the County allows the installation of barbed wire on top of the fence or wall, subject to the following: [Ord. 2005-002] [Ord. 2010-005] [Ord. 2011-001] [Ord. 2017-007]
a) Allowable Uses for Barbed Wire
(1) Commercial Communication Towers [Ord. 2017-007]
(2) Electric Power Plant; [Ord. 2017-007]
(3) Electric Transmission Facility; [Ord. 2017-007]
(4) Minor Utility; [Ord. 2017-007]
(5) Prison; [Ord. 2017-007]
(6) Solid Waste Transfer Station; [Ord. 2017-007]
(7) Water or Wastewater Treatment Plant; and, [Ord. 2017-007]
(8) Zoo. [Ord. 2017-007

Remove all the barbed wire from around the entire property
Code: Unified Land Development Code - ULDC 5.E.1
Issued: 09/18/2025 **Status:** SIT

Agenda No.: 044 **Complexity Level:** 1 **Status:** Active
Respondent: CASTELLANOS, LISBEL ALBA; CASTELLANOS, MIREYA **CEO:** Nedssa Miranda
5675 Lime Rd, West Palm Beach, FL 33413-1846
Situs Address: 5675 Lime Rd, West Palm Beach, FL **Case No:** C-2025-06160021
PCN: 00-42-43-35-10-010-0070 **Zoned:** RM

Violations:

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

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

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

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: 06/16/2025 **Status:** SIT

Agenda No.: 045 **Complexity Level:** 1 **Status:** Removed
Respondent: FYR SFR BORROWER LLC **CEO:** Nedssa Miranda
251 LITTLE FALLS Dr, WILMINGTON, DE 19808
Situs Address: 5840 Mango Rd, West Palm Beach, FL **Case No:** C-2025-10020022
PCN: 00-42-43-35-12-023-0020 **Zoned:** RM
Violations:

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

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: 10/03/2025 **Status:** CLS

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

Store garbage containers so that they are screened from view from streets or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 10/03/2025 **Status:** CLS

cc: Fyr Sfr Borrower Llc

Agenda No.: 046 **Complexity Level:** 1 **Status:** Removed
Respondent: ORTEGA, BRENDA ESMERALDA; GUEVARA, JOEL TORRES **CEO:** Nedssa Miranda
4374 Canal 9 Rd, West Palm Beach, FL 33406-7516
Situs Address: 140 W Trail Dr, FL **Case No:** C-2025-09100013
PCN: 00-42-43-35-16-000-0150 **Zoned:** RM
Violations:

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

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

This property has approval for a VACANT LOT within the RM—MULTI-FAMILY Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your VACANT property.
Code: Unified Land Development Code - 1.A.2
Issued: 09/16/2025 **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, 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: 09/16/2025 **Status:** CLS

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. MORE SPECIFICALLY, INCLUDING BUT NOT LIMITED TO REMOVING ALL ITEMS STORAGE ON THE VACANT LOT

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/16/2025 **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, 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: 09/16/2025 **Status:** CLS

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 09/16/2025 **Status:** CLS

Agenda No.: 047 **Complexity Level:** 1 **Status:** Active
Respondent: HARRISON, MARIE D **CEO:** Nedssa Miranda
5663 Dewberry Way, West Palm Beach, FL 33415-4571
Situs Address: 63 W Trail Dr, FL **Case No:** C-2025-09100014
PCN: 00-42-43-35-16-000-0440 **Zoned:** CN

Violations:

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. MORE SPECIFICALLY, INCLUDING BUT NOT LIMIRTED TO ALL THE TRASH AND OR ANY ITEMS ON THE VACANT PROPERTY

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/16/2025 **Status:** SIT

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

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

This property has approval for VACANT LOT Zoning District. Cease allowing a use to continue that is prohibited in your Zoning district. More specifically, More specifically, included but not limited TO VEHICLE PARKED ON THE VACANT LOT. 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: 09/16/2025 **Status:** SIT

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 09/16/2025 **Status:** SIT

Agenda No.: 048 **Complexity Level:** 1 **Status:** Active
Respondent: MONTES DE OCA, SERGIO DANIEL **CEO:** Nedssa Miranda
6983 Lakeside Rd, West Palm Beach, FL 33411-2623
Situs Address: 6983 Lakeside Rd, West Palm Beach, FL **Case No:** C-2025-10230009
PCN: 00-42-43-27-18-000-0181 **Zoned:** AR

Violations:

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. Specifically MK UNLIMITED TRANSPORTATION.

Obtain the required Business Tax Receipt or cease business operations. BUSINESS MK UNLIMITED TRANSPORTATION.
Prior to submitting for a Business Tax Receipt, verify the use with the Zoning Division at PZB-zoningCompliance@pbc.gov or 561-233-5200.

Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 10/29/2025 **Status:** SIT

2 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/29/2025 **Status:** SIT

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

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

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 10/29/2025 **Status:** SIT

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, INACTIVE GENERAL PLUMBING permit # P-2023-008414-0002 has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE GENERAL PLUMBING permit # P-2023-008414-0002.

Obtain a Certificate of Completion for INACTIVE GENERAL PLUMBING permit # P-2023-008414-0002

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

Issued: 10/29/2025 **Status:** SIT

8 **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, INACTIVE GENERAL ELECTRICAL permit # E-2023-008414-0001 has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE GENERAL ELECTRICAL permit # E-2023-008414-0001

Obtain a Certificate of Completion for INACTIVE GENERAL ELECTRICAL permit # E-2023-008414-0001

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

Issued: 10/29/2025 **Status:** SIT

9 **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, INACTIVE GENERAL PLUMBING permit # B-2023-008414-0000 has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE GENERAL PLUMBING permit # B-2023-008414-0000.

Obtain a Certificate of Completion for INACTIVE GENERAL PLUMBING permit # B-2023-008414-0000

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

Issued: 10/29/2025 **Status:** SIT

Agenda No.: 049 **Complexity Level:** 1 **Status:** Active
Respondent: PACIFICA WEST PALM LLC **CEO:** Nedssa Miranda
155 OFFICE PLAZA Dr, 1 FLOOR, TALLAHASSEE, FL 32301
Situs Address: 1140 Lake Victoria Dr, Apt G Building 45, West Palm Beach, FL **Case No:** C-2025-10200019
PCN: 00-42-43-29-23-045-0070 **Zoned:** RS

Violations:

2 **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.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)

Issued: 10/29/2025 **Status:** SIT

3 **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, FRONT DOOR OF THE APARTMENT UNIT.

Repair/maintain the interior of the structure and equipment in accordance with Section 14-34 (a). Specifically, FRONT DOOR OF THE APARTMENT UNIT.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 10/29/2025 **Status:** SIT

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

Repair/maintain exterior doors and hardware in accordance with Section 14-33 (n).
Code: Palm Beach County Property Maintenance Code - Section 14-33 (n)
Issued: 10/29/2025 **Status:** SIT

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

Maintain all exterior property and premises in a clean, safe and sanitary condition.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 10/29/2025 **Status:** SIT

8 **Details:** All cooking and heating equipment, components and accessories in every heating, cooking and water-heating device shall be maintained in good repair, free from leaks and obstructions.

More specifically, THE KITCHEN SINK LEAKING
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (2)
Issued: 10/29/2025 **Status:** SIT

9 **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, THE DISH WASHER DISREPAIR AND IS NOT WORKING
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 10/29/2025 **Status:** SIT

10 **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 the bathroom Tub is leaking and missing handle.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 10/29/2025 **Status:** SIT

cc: Pacifica West Palm Llc

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: WALKOWITZ, HOWARD; SCHATZ, GEORGE; SCHAT MICHELLE ANTOINETTE **CEO:** Nedssa Miranda
1405 Climbing Rose Ln, West Palm Beach, FL 33415-4423
Situs Address: 1405 Climbing Rose Ln, West Palm Beach, FL **Case No:** C-2025-05010005
PCN: 00-42-44-11-22-020-0080 **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, GARAGE COVERTED/ RENOVATION TO INCLUDE PLUMBING AND ELECTRICAL has been erected or installed without a valid building permit.

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, GARAGE COVERTED/ RENOVATION TO INCLUDE PLUMBING AND ELECTRICAL.

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, GARAGE COVERTED/ RENOVATION TO INCLUDE PLUMBING AND ELECTRICAL. Obtain a Certificate of Completion for GARAGE COVERTED/ RENOVATION TO INCLUDE PLUMBING AND ELECTRICAL permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 05/12/2025 **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, 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: 05/12/2025 **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, A/C 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, A/C.

Obtain a Certificate of Completion for A/C 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:** SIT

Agenda No.: 051 **Complexity Level:** 1 **Status:** Active
Respondent: STAR PROPERTY XVIII LLC **CEO:** Nedssa Miranda
1801 SW 3 Ave, MIAMI, FL 33129
Situs Address: 616 N Military Trl, West Palm Beach, FL **Case No:** C-2025-09020003
PCN: 00-42-43-36-06-002-0010 **Zoned:** RM

Violations:

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

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: 09/04/2025 **Status:** SIT

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). More specifically, paint the entire property including doors, awnings, fascia, soffits and walkway.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 09/04/2025 **Status:** SIT

3 **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). More specifically, repair and maintain the fascia and soffits on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 09/04/2025 **Status:** SIT

4 **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.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. PERMIT IS NEEDED

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

5 **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.

Corrections: Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. Please obtain permit to re-stripped parking lot space.

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

6 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. The light fixture appears to be rusted. For safety reasons, please carry out the required maintenance or replacement them.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 09/04/2025 **Status:** SIT

7 **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 planting shall not be required in any location where the planting overlaps a buffer.

Corrections; place Dumpster within Dumpster Enclosure as required by code
Code: Unified Land Development Code - 5.8.d
Issued: 09/04/2025 **Status:** SIT

8 **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, the window signs on the property exceed 20 percent coverage of each glass window or glass door to which the sign is attached.

Corrections: Remove window signs from the windows and doors exceeding 20 percent coverage of each glass window or glass door to which the sign is attached.
Code: Unified Land Development Code - 8.b.4
Issued: 09/04/2025 **Status:** SIT

9 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

Please properly exterminate structure, a keep it free from insect or vermin infestation. Rats on the property
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 09/04/2025 **Status:** SIT

cc: Star Property Xviii Llc

Agenda No.: 052 **Complexity Level:** 1 **Status:** Active
Respondent: Diaz, Claudia **CEO:** Joanna Mirodias
4102 S Shady Ln, Boynton Beach, FL 33436-2347
Situs Address: 4102 S Shady Ln, Boynton Beach, FL **Case No:** C-2025-10010003
PCN: 00-42-45-13-02-000-0680 **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: 10/22/2025 **Status:** CCH

Agenda No.: 053 **Complexity Level:** 1 **Status:** Active
Respondent: Hector, Gerard; Pierre, Makensia **CEO:** Joanna Mirodias
7721 Colony Lake Dr, Boynton Beach, FL 33436-1302
Situs Address: 7721 Colony Lake Dr, Boynton Beach, FL **Case No:** C-2025-08050030
PCN: 00-42-45-12-18-000-0170 **Zoned:** PUD
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/05/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the rear screen enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/05/2025 **Status:** CCH

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: MAIN STREET RESIDENTIAL ELYSIUM, LLC **CEO:** Joanna Mirodias
1201 HAYS St, TALLAHASSEE, FL 32301
Situs Address: 7085 Merganser Ct, Building 2, Lake Worth, FL **Case No:** C-2025-09080009
PCN: 00-42-45-10-19-007-0000 **Zoned:** PUD
Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the existing ceiling was removed, and new drywall was being installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2025 **Status:** CCH

cc: Main Street Residential Elysium, Llc

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: SANDALFOOT INVESTMENTS LLC **CEO:** Adam F Moulton
215 N Federal Hwy, Ste 1, Boca Raton, FL 33432-3992
Situs Address: 22973 S State Road 7, Boca Raton, FL **Case No:** C-2025-11130015
PCN: 00-41-47-25-01-055-0020 **Zoned:** CG
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, parking lot resealing and striping has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/13/2025 **Status:** CCH

Agenda No.: 056 **Complexity Level:** 1 **Status:** Active
Respondent: SANDALFOOT PLAZA BOCA LLC **CEO:** Adam F Moulton
215 N Federal Hwy, Boca Raton, FL 33432-3994
Situs Address: 9900 SW 65th Way, Boca Raton, FL **Case No:** C-2025-11030016
PCN: 00-42-47-30-34-000-0071 **Zoned:** CG

Violations:

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

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

Observation: Clothes donation bin sitting in parking spaces.
Code: Unified Land Development Code - 1.A.2
Issued: 11/03/2025 **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 # B-2019-038342-0000 Parking/Paving has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2019-038342-0000 does not have a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 11/03/2025 **Status:** CCH

3 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Numerous feather banners observed at gas station, barber shop, tire store and near restaurant on property.
Code: Unified Land Development Code - 8.C.1
Issued: 11/03/2025 **Status:** CCH

4 **Details:** Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. A frame sign for Estrella observed on property and also for tire store.
Code: Unified Land Development Code - 8.C.4
Issued: 11/03/2025 **Status:** CCH

Agenda No.: 057 **Complexity Level: -** **Status:** Active
Respondent: Kelly, John F III; Kelly, Carolyn **CEO:** Steve R Newell
2041 Rolling Green Rd, North Palm Beach, FL 33408-2119
Situs Address: 2041 Rolling Green Rd, North Palm Beach, FL **Case No:** C-2025-10210005
PCN: 00-43-41-29-00-000-5800 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
Specifically, the brick paver driveway has been extended/widened without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/13/2025 **Status:** CCH

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

Specifically, a vinyl fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/13/2025 **Status:** CCH

Agenda No.: 058 **Complexity Level: -** **Status:** Active
Respondent: Rodriguez, Oviel; Rodriguez, Susan **CEO:** Steve R Newell

9029 Green Meadows Way, Palm Beach Gardens, FL
33418-5741

Situs Address: 9029 Green Meadows Way, Palm Beach Gardens, FL **Case No:** C-2025-08290003
PCN: 00-42-42-13-11-000-0022 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/29/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Specifically, the dead vegetation.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/29/2025 **Status:** CCH

Agenda No.: 059 **Complexity Level:** 1 **Status:** Active
Respondent: Chapman, David L **CEO:** Debbie N Plaud
10606 Cypress Bend Dr, Boca Raton, FL 33498-6338

Situs Address: 10606 Cypress Bend Dr, Boca Raton, FL **Case No:** C-2025-10090010
PCN: 00-41-47-01-21-000-0010 **Zoned:** RTS

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 10/15/2025 **Status:** CCH

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

More specifically, inoperable vehicle parked in driveway.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/15/2025 **Status:** CCH

Agenda No.: 060 **Complexity Level:** 1 **Status:** Active
Respondent: Elliott, John; Elliott, Denise K **CEO:** Debbie N Plaud
13309 41st Ln, Royal Palm Beach, FL 33411-8489

Situs Address: 42nd Rd, FL **Case No:** C-2024-12200005
PCN: 00-41-43-09-00-000-6130 **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.

Obtain a Site Development Permit for the Fill/lot clearing.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 07/29/2025 **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, Obtain a Site Development Permit for the Fill/lot clearing.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 07/29/2025 **Status:** CCH

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: Elliott, John H; Elliott, Denise K **CEO:** Debbie N Plaud
13309 41st Ln N, West Palm Beach, FL 33411-8489
Situs Address: 13397 41st Ln N, West Palm Beach, FL **Case No:** C-2024-12200006
PCN: 00-41-43-09-00-000-6090 **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: 07/29/2025 **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, a site development permit is required for fill/lot clearing.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 07/29/2025 **Status:** CCH

3 **Details:** Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.

Structure(pen for goats) without a permit.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 07/29/2025 **Status:** CCH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, structure (housing for goats) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/29/2025 **Status:** CCH

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: Menelas, Merline **CEO:** Debbie N Plaud
8793 SW 11th St, Boca Raton, FL 33433-6223
Situs Address: 8793 SW 11th St, Boca Raton, FL **Case No:** C-2025-04080017
PCN: 00-42-47-29-03-037-0060 **Zoned:** RM
Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the wood fence around the backyard is in a state of disrepair and in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/08/2025 **Status:** CCH

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

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

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

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

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

More specifically, the six foot wood fence that was listed as the properties pool barrier was removed and replaced with an unpermitted six foot white PVC fence.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 04/08/2025 **Status:** CCH

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 04, 2026 9:00 AM

Respondent: Rohatsch, Richard Hans; Rohatsch, Susan Mary; Periu, Rebecca C; Periu, Austin O
22278 SW 64th Ave, Boca Raton, FL 33428-4416
CEO: Debbie N Plaud

Situs Address: 22278 SW 64th Ave, Boca Raton, FL
Case No: C-2025-05060027
PCN: 00-42-47-30-08-020-0020
Zoned: RM

Violations:

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, a paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/06/2025 **Status:** CCH

Agenda No.: 064 **Complexity Level:** 1 **Status:** Active
Respondent: Soto, Jorge A; Soto, Stephanie
8220 SW 3rd Pl, North Lauderdale, FL 33068-1031
CEO: Debbie N Plaud

Situs Address: 9092 SW 1st Dr, Boca Raton, FL
Case No: C-2025-03260014
PCN: 00-42-47-30-06-025-0570
Zoned: RM

Violations:

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, the driveway in the front of the residence has been altered and expanded without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/01/2025 **Status:** CCH

9 **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-2016-001252-0000 (Interior Alterations) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 04/01/2025 **Status:** CCH

10 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, #B-2016-001252-0000 (Interior Alterations)
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 04/01/2025 **Status:** CCH

cc: Jorge A Soto, Stephanie Soto

Agenda No.: 065 **Complexity Level:** - **Status:** Active
Respondent: HANIMAN, BEVERLY Y
1813 Tudor Rd, North Palm Beach, FL 33408-2434
CEO: Ronald Ramos

Situs Address: 1813 Tudor Rd, North Palm Beach, FL
Case No: C-2025-09160003
PCN: 00-43-41-33-03-006-0230
Zoned: RS

Violations:

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

>>>MORE SPECIFICALLY, THERE ARE 2 VEHICLES PARKED IN THE DRIVEWAY WITH AN EXPIRED LICENSE PLATE (NPHQ70)FL. (JANUARY 2025) // (DWBU46)FL. (DECEMBER 2024) ATTACHED TO EACH VEHICLE.

CORRECTIONS: Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.

Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 09/19/2025 **Status:** CCH

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, A WOOD TRELLIS has been erected or installed without a valid building permit.

CORRECTION: Obtain required building permits for the WOOD TRELLIS or remove the WOOD TRELLIS.
*Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/19/2025 **Status:** CCH

3 **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 6' WHITE VINYL FENCE or has been erected or installed without a valid building permit.

CORRECTION: Obtain required building permits for the 6' WHITE VINYL FENCE remove the 6' WHITE VINYL FENCE.
*Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/19/2025 **Status:** CCH

Agenda No.: 066 **Complexity Level: -** **Status:** Active
Respondent: HANNA, MALKA **CEO:** Ronald Ramos
3729 Bahama Rd, Palm Beach Gardens, FL 33410-2370
Situs Address: 3729 Bahama Rd, Palm Beach Gardens, FL **Case No:** C-2025-09040016
PCN: 00-43-41-31-01-007-0020 **Zoned:** RM

Violations:

1 **Details:** DETAILS: Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.

>>>MORE SPECIFICALLY, THERE IS A LARGE DEAD STANDING TREE ERECTED NEAR THE NORTHERN PROPERTY LINE.

CORRECTIONS: Remove any standing dead trees in close proximity to developed lots or rights-of-way.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)
Issued: 09/10/2025 **Status:** CCH

2 **Details:** DETAILS: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

MORE SPECIFICALLY, PERMIT # (B-2024-039906-0000 = ELECTRIC AWNING) IS INACT

CORRECTION: Permit #B-2024-039906-0000 has expired. Obtain a new permit or re-activate permit #B-2024-039906-0000.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 09/10/2025 **Status:** CCH

3 **Details:** 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.
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, IN THE BACKYARD, THERE IS OVERGROWN GRASS AND UNLANDSCAPED AREAS OF THE YARD.

CORRECTION: Provide the appropriate landscape maintenance. Specifically, TRIMMING, PRUNING AND REMOVAL OF WEEDS, BUSHES AND OF A TREE.
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: 09/10/2025 **Status:** CCH

Agenda No.: 067 **Complexity Level: -** **Status:** Active
Respondent: HANNA, MALKA **CEO:** Ronald Ramos
3729 Bahama Rd, Palm Beach Gardens, FL 33410-2370
Situs Address: 3729 Bahama Rd, Palm Beach Gardens, FL **Case No:** C-2025-09260006
PCN: 00-43-41-31-01-007-0020 **Zoned:** RM
Violations:

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

>>>MORE SPECIFICALLY, STORE THE GARBAGE CAN(S) SCREENED FROM VIEW.

CORRECTION: 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)g.
Issued: 09/26/2025 **Status:** CCH

Agenda No.: 068 **Complexity Level: -** **Status:** Active
Respondent: MILLER, JUDY C **CEO:** Ronald Ramos
1982 Ardley Rd, North Palm Beach, FL 33408-2410
Situs Address: 1982 Ardley Rd, North Palm Beach, FL **Case No:** C-2025-09160002
PCN: 00-43-41-33-03-008-0010 **Zoned:** RS
Violations:

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

>>>MORE SPECIFICALLY, THE 6' WOOD FENCE ERECTED ALONG THE SOUTH PERIMETER OF THE SITUS IS IN DISREPAIR.

CORRECTION: Repair/maintain all accessory structures in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/19/2025 **Status:** CCH

Agenda No.: 069 **Complexity Level: -** **Status:** Active
Respondent: Hernandez, Hestephany Lopez; Garcia, Mercedes Hernandez **CEO:** Teresa G Rouse
4186 Bougainvillea St, West Palm Beach, FL 33406-4811
Situs Address: 4186 Bougainvillea St, West Palm Beach, FL **Case No:** C-2025-09180027
PCN: 00-42-44-12-10-002-0040 **Zoned:** RM

Violations:

1 **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 provided that the vehicles are:

a. owned and used by a resident of the premises;
b. not parked in a required front setback or other area between the structure and the street, or on the street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period;
c. located in the side or rear yard and are screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height;
d. not used for living, sleeping, or housekeeping purposes;
e. operative and currently registered or licensed, as required by State or Federal law;
f. vehicles or marine vessels on navigable waterways are exempt; and,
g. one vehicle which does not meet the requirements above may be approved through the ZAR process upon demonstration that the Property Owner, family member, or legal tenant has a physical disability which requires a vehicle which cannot meet these requirements.

More specifically, the RVs parked on this property are in violation of this code section.

Code: Unified Land Development Code - 6.D.1.A.3
Issued: 09/18/2025 **Status:** CCH

Agenda No.: 070 **Complexity Level: -** **Status:** Active
Respondent: Monard, Liebee; Monard, Carine Orelus **CEO:** Teresa G Rouse
5816 S Rue Rd, West Palm Beach, FL 33415-7152
Situs Address: 5816 S Rue Rd, West Palm Beach, FL **Case No:** C-2025-10280005
PCN: 00-42-44-14-19-018-0182 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, construction materials, pallets, trash, and similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/30/2025 **Status:** CCH

2 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. More specifically, the property address is partially missing from the mailbox.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 10/30/2025 **Status:** CCH

Agenda No.: 071 **Complexity Level: -** **Status:** Active
Respondent: Cook, Natalia R P **CEO:** Omar J Sheppard
3989 168th Trl N, Loxahatchee, FL 33470-3758
Situs Address: 3989 168th Trl N, Loxahatchee, FL **Case No:** C-2025-09250030
PCN: 00-40-43-13-00-000-3090 **Zoned:** AR

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 10/15/2025 **Status:** CCH

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: 10/15/2025 **Status:** CCH

Agenda No.: 072 **Complexity Level: -** **Status:** Active
Respondent: Ford, Eugene Jr; Ford, Jacqueline; Ford, Eddie Lee; Lawson, Bettye F; Ford, Mary Jane; Whitaker, Vernell F; Ford, Carolyn **CEO:** Omar J Sheppard

292 1st St, Belle Glade, FL 33430-5105

Situs Address: 292 1st St, Belle Glade, FL **Case No:** C-2025-10100004
PCN: 00-37-44-07-01-002-0240 **Zoned:** RH

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: 10/27/2025 **Status:** CCH

Agenda No.: 073 **Complexity Level: -** **Status:** Active
Respondent: Guerrier, Veronique **CEO:** Omar J Sheppard
1073 1st St, Belle Glade, FL 33430-5113

Situs Address: 1073 1st St, Belle Glade, FL **Case No:** C-2025-10100001
PCN: 00-37-44-07-01-001-0170 **Zoned:** RH

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: 10/24/2025 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 10/24/2025 **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: 10/24/2025 **Status:** CCH

Agenda No.: 074 **Complexity Level: -** **Status:** Active
Respondent: Jean, Josue; Joseph, Antonide **CEO:** Omar J Sheppard
17853 87th Ln N, Loxahatchee, FL 33470-2666

Situs Address: 17853 87th Ln N, Loxahatchee, FL **Case No:** C-2025-09290027
PCN: 00-40-42-23-00-000-3640 **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: 11/03/2025 **Status:** CCH

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

Agenda No.: 075 **Complexity Level: -** **Status:** Active
Respondent: Petitgout, Kyle; Petitgout, Christa **CEO:** Omar J Sheppard
16070 80th St N, Loxahatchee, FL 33470-3157

Situs Address: 16070 80th St N, Loxahatchee, FL **Case No:** C-2025-08080001
PCN: 00-40-42-24-00-000-6290 **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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/04/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/04/2025 **Status:** CCH

Agenda No.: 076 **Complexity Level: -** **Status:** Active
Respondent: Reynolds, Panzy **CEO:** Omar J Sheppard
17882 31st Rd N, Loxahatchee, FL 33470-3607
Situs Address: 17882 31st Rd N, Loxahatchee, FL **Case No:** C-2025-08250026
PCN: 00-40-43-14-00-000-7880 **Zoned:** AR
Violations:

1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 09/17/2025 **Status:** CCH

Agenda No.: 077 **Complexity Level: -** **Status:** Active
Respondent: THIEBAUD CORPORATION **CEO:** Omar J Sheppard
140 SE Martin Luther King Jr, Belle Glade, FL 33430 Unite
States
Situs Address: NW 16th St, Belle Glade, FL **Case No:** C-2025-10160031
PCN: 00-36-43-36-01-001-0050 **Zoned:** RM
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/27/2025 **Status:** CCH

cc: Thiebaud Corporation

Agenda No.: 078 **Complexity Level: -** **Status:** Active
Respondent: Barber, Ashley E **CEO:** Christina G Stodd
7166 Avocado Blvd, West Palm Beach, FL 33412-2137
Situs Address: 7166 Avocado Blvd, West Palm Beach, FL **Case No:** C-2025-08080015
PCN: 00-41-42-28-00-000-5990 **Zoned:** AR
Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 08/21/2025 **Status:** CCH

Agenda No.: 079 **Complexity Level: -** **Status:** Active

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 04, 2026 9:00 AM

Respondent: Robert S Perreault, Life Tenant; Michael Robert Perreault, Remainderman; Jennifer Perreault Ancevski, Remainderman Joseph Robert Perreault, Remainderman; and Kathryn Lynn Kipp, Remainderman.
4061 129th Ave N, West Palm Beach, FL 33411-8948
CEO: Christina G Stodd

Situs Address: 4061 129th Ave N, West Palm Beach, FL
Case No: C-2025-07290011
PCN: 00-41-43-10-00-000-8300
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, electric to the shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/01/2025
Status: CCH

2
Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, air conditioner to the shed, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/01/2025
Status: CCH

Agenda No.: 080
Complexity Level: -
Status: Active
Respondent: Cantway, Devon; Cantway, Daniel Jr
7670 Banyan Blvd, Loxahatchee, FL 33470-5827
CEO: Rl Thomas

Situs Address: 7670 Banyan Blvd, Loxahatchee, FL
Case No: C-2025-09240003
PCN: 00-40-42-25-00-000-1840
Zoned: AR

Violations:

1
Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 09/26/2025
Status: CCH

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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 09/26/2025
Status: CCH

3
Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/26/2025
Status: CCH

Agenda No.: 081
Complexity Level: -
Status: Active
Respondent: Edwards, Cully; Edwards, Donna
16080 E Secretariat Dr, Loxahatchee, FL 33470-4032
CEO: Rl Thomas

Situs Address: 16080 E Secretariat Dr, Loxahatchee, FL
Case No: C-2025-09050008
PCN: 00-40-43-24-00-000-5090
Zoned: AR

Violations:

1
Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 09/15/2025
Status: CCH

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. More specifically, the boat.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 09/15/2025 **Status:** CCH

Agenda No.: 082 **Complexity Level: -** **Status:** Active
Respondent: Graham, Margaret H; Glammer, Marian **CEO:** Charles Zahn
415 Foresta Ter, West Palm Beach, FL 33415-2613
Situs Address: 415 Foresta Ter, West Palm Beach, FL **Case No:** C-2025-08120001
PCN: 00-42-44-02-18-001-0170 **Zoned:** RH
Violations:

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

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

Observation: living in a shed
Code: Unified Land Development Code - 1.A.2
Issued: 08/13/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structure on the side of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/13/2025 **Status:** CCH

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicle parked in the yard area on patio stones.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 08/13/2025 **Status:** CCH

Agenda No.: 083 **Complexity Level: -** **Status:** Active
Respondent: Holtzclaw, Steven T; Holtzclaw, Bonnie T **CEO:** Charles Zahn
7949 Oakmont Dr, Lake Worth, FL 33467-1217
Situs Address: 7949 Oakmont Dr, Lake Worth, FL **Case No:** C-2025-05120019
PCN: 00-42-44-20-01-000-0230 **Zoned:** RS
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: 05/28/2025 **Status:** CCH

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

Agenda No.: 084 **Complexity Level: -** **Status:** Active
Respondent: Vega, Rolando L **CEO:** Charles Zahn
796 Jamaican Dr, West Palm Beach, FL 33415-3812
Situs Address: 796 Jamaican Dr, West Palm Beach, FL **Case No:** C-2025-05190017
PCN: 00-42-44-01-15-000-0300 **Zoned:** RM
Violations:

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

Issued: 06/02/2025 **Status:** CCH

Agenda No.: 085 **Complexity Level:** - **Status:** Active
Respondent: Marrero, Diosdado G; De La Rivas, Alejandrina G **CEO:** Elizabeth A Gonzalez
11448 57th Rd N, Royal Palm Beach, FL 33411-8834
Situs Address: 11448 57th Rd N, West Palm Beach, FL 33411 **Case No:** C-2021-08120016
PCN: 00-41-43-02-00-000-1480
RE: Request to Amend Special Magistrate Order dated February 2, 2022, due to: Scriveners error, change first name to Alejandrina from Alejadrina.

Agenda No.: 086 **Complexity Level:** 1 **Status:** Active
Respondent: DIAZ, GERALDINE G; SOSA, EMILIANO **CEO:** Frank A Davis
6775 Eastview Dr, Lake Worth, FL 33462-3913
Situs Address: 6775 Eastview Dr, Lake Worth, FL **Case No:** C-2025-08250023
PCN: 00-43-45-05-01-005-0150 **Zoned:** RS
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 09/05/2025 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 09/05/2025 **Status:** CCH

5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/05/2025 **Status:** CCH

Agenda No.: 087 **Complexity Level:** 1 **Status:** Active
Respondent: ALLISON, PAULINE E **CEO:** Frank A Davis
7125 Glenwood Dr, Lake Worth, FL 33436-9404
Situs Address: 7125 Glenwood Dr, Boynton Beach, FL **Case No:** C-2025-08250016
PCN: 00-42-45-12-11-000-0260 **Zoned:** RS
Violations:

1 **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.
Code: Unified Land Development Code - 5.B.1.C.4
Issued: 09/16/2025 **Status:** CCH

Agenda No.: 088 **Complexity Level:** 1 **Status:** Active
Respondent: Clark, Dennis J; Estevez-Clark, Beatriz H **CEO:** Maggie Bernal
1431 Lamberts Mill Rd, Westfield, NJ 07090-4709
Situs Address: 3840 Green Forest Dr, Boynton Beach, FL **Case No:** C-2025-07250012
PCN: 00-43-45-19-07-006-0010 **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 (backyard) 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

cc: Clark, Dennis J

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 04, 2026 9:00 AM

Agenda No.: 089 **Complexity Level:** 1 **Status:** Active
Respondent: McCambridge, James **CEO:** Maggie Bernal
8727 Spring Valley Dr, Boynton Beach, FL 33472-2408
Situs Address: 8727 Spring Valley Dr, Boynton Beach, FL **Case No:** C-2025-11130001
PCN: 00-42-45-14-14-000-0720 **Zoned:** RTS
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: 11/18/2025 **Status:** CCH

Agenda No.: 090 **Complexity Level:** 1 **Status:** Active
Respondent: Norah M Bobitz As Trustee of the G.N.H. Group Revocable Trust AGREENEBT dated November 9, 2006. **CEO:** Maggie Bernal
1717 E 5th Ave, Knoxville, TN 37917-7806
Situs Address: 571 Owosso Rd, Lake Worth, FL **Case No:** C-2025-07090006
PCN: 00-43-45-06-04-015-0130 **Zoned:** RM
Violations:

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/09/2025 **Status:** CCH

Agenda No.: 091 **Complexity Level:** - **Status:** Active
Respondent: WROBLEWSKI, ANDRZEJ; WROBLEWSKI, AGNIESZ **CEO:** Richard F Cataldo
5985 Homeland Rd, Wellington, FL 33449-5804
Situs Address: 10725 58th Rd S, Lake Worth, FL **Case No:** C-2025-09220017
PCN: 00-41-44-36-00-000-7210 **Zoned:** RE
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: 09/24/2025 **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, more than 20 cubic yards has been added to the property and requires a Site Development Permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 09/24/2025 **Status:** CCH

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, drainage pipes have been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/24/2025 **Status:** CCH

4 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
More specifically, heavy construction equipment parked on property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 09/24/2025 **Status:** CCH

5 **Details:** No construction shall be permitted within any easement where such construction is incompatible with the use for which the easement was established. If the terms of the easement, statute, law, ordinance, rule, regulation, or approval pursuant to which the easement was established prohibits or excludes the use, such use shall be considered incompatible. The burden shall be on the Applicant to demonstrate that the proposed construction is or will not become incompatible with the purpose for which the easement was established, or impair the rights of the easement holders and beneficiaries. The determination of whether a use is incompatible with the purpose for which an easement was established shall be made by the appropriate regulating agency(s) in accordance with this Chapter.
Code: Unified Land Development Code - 5.F.2.A.3
Issued: 09/24/2025 **Status:** CCH

6 **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 numerical address is not posted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 09/24/2025 **Status:** CLS

cc: Andrzej & Agnieszka Wroblewski

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. "