

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM

Violations: 1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, but not limited to, pool deck cracking and in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 03/09/2026 **Status:** SIT

cc: Sway 2014-1 Borrower Llc

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Atteo, Kayli Alexa; Garcia, Joseph Ryan **CEO:** Maggie Bernal
6861 Torch Key St, Lake Worth, FL 33467-7654
Situs Address: 6861 Torch Key St, Lake Worth, FL **Case No:** C-2025-11030027
PCN: 00-42-45-09-21-000-1940 **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: 11/05/2025 **Status:** CCH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Perez, Deisy Galvez; Morales, adan Velasquez **CEO:** Maggie Bernal
5646 Middlecoff Dr, West Palm Beach, FL 33413-1239
Situs Address: 5646 Middlecoff Dr, West Palm Beach, FL **Case No:** C-2026-01080001
PCN: 00-42-43-35-08-007-0050 **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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/09/2026 **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: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/09/2026 **Status:** CCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Postponed
Respondent: MURAT, DIEUGRAND; MURAT, EDVART **CEO:** Maggie Bernal
7451 Pinedale Dr, Boynton Beach, FL 33436-9427
Situs Address: 7451 Pinedale Dr, Boynton Beach, FL **Case No:** C-2025-08250012
PCN: 00-42-45-12-15-000-2090 **Zoned:** RS

Violations: 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More specifically, Paver Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/02/2025 **Status:** CCH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Smith, Arley **CEO:** Maggie Bernal
1344 Brian Way, West Palm Beach, FL 33417-5412
Situs Address: 1344 Brian Way, West Palm Beach, FL **Case No:** C-2026-01090003
PCN: 00-42-43-27-21-009-0050 **Zoned:** RS

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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, dirt has been removed to include but not limited to areas for the drainage lines and foundation without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/07/2025 **Status:** CCH
- 2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/07/2025 **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: 10/07/2025 **Status:** CCH

cc: Leomil Llc

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: Malinoski, Sandra; Malinoski, Edi; Malinoski, Egidio **CEO:** Darrin L Emmons
 15036 Ashland Ln, 72B, Delray Beach, FL 33484-4144
Situs Address: 15036 Ashland Ln, 72 Building Ashland B, Delray Beach, FL **Case No:** C-2025-12290018
PCN: 00-42-46-23-18-002-0720 **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 hot water heater has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/30/2025 **Status:** CCH

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: Medina, Alexander C **CEO:** Caroline Foulke
 3803 Suncrest Rd, Lake Worth, FL 33467-1552
Situs Address: 3803 Suncrest Rd, Lake Worth, FL **Case No:** C-2025-03050012
PCN: 00-42-43-27-09-000-0090 **Zoned:** AR

Violations:

- 6 **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, B-2023-004072-0000 Fence permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 04/09/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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PCN: 00-41-43-02-00-000-8330

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 boats in disrepair on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/09/2025 **Status:** CLS
- 2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

More specifically, the boats in the front set back.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 09/09/2025 **Status:** CLS

Agenda No.: 033

Complexity Level: 1

Status: Active

Respondent: GEORGANN PODRAY, as Trustee of THE GEORGANN PODRAY REVOCABLE TRUST AGREEMENT DATED NOVEMBER 28, 2016
11320 Sunset Blvd, West Palm Beach, FL 33411-8818

CEO: Timothy M Madu

Situs Address: 11320 Sunset Blvd, West Palm Beach, FL

Case No: C-2025-12190035

PCN: 00-41-43-02-00-000-5100

Zoned: AR

Violations:

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

More specifically, the Single-Family Dwelling has been converted into a multi-unit building without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/23/2025 **Status:** CCH
- 2 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

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

More specifically, the home (Single Family Unit) was converted into separate units and is being rented out as a multi-family unit.
Code: Unified Land Development Code - 1.A.2
Issued: 12/23/2025 **Status:** CCH
- 3 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

More specifically, the improper electrical wiring that is running through the windows.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 12/23/2025 **Status:** CCH
- 4 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.

More specifically, the windows in the home that are not in sound condition due to the installation of AC units and preventing the same not to be weather tight as required by Palm Beach county building codes.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 12/23/2025 **Status:** CCH
- 5 **Details:** Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.

More specifically, the missing ventilation screens from the windows.
Code: Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)

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	Issued: 12/23/2025		Status: CCH
6	<p>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.</p> <p style="text-align: center;">More specifically, the address sign hidden from public view by the storage in the front patio and plainly not visible and legible from the roadway</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (c) Issued: 12/23/2025 Status: CCH</p>		
7	<p>Details: All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.</p> <p style="text-align: center;">More specifically, the unpermitted kitchen and food preparing area that was illegally constructed and unsuited for sanitary conditions.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-44 (h) Issued: 12/23/2025 Status: CCH</p>		
8	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p style="text-align: center;">More specifically, the front porch was converted into an outdoor kitchen containing cabinets, refrigerator, and screening without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/23/2025 Status: CCH</p>		

Agenda No.: 034	Complexity Level: 1	Status: Active
Respondent: Gonzalez Garcia, Carlos Enrique 232 Poe Dr, Lake Worth Beach, FL 33461-1913		CEO: Timothy M Madu
Situs Address: 13265 53rd Ct N, West Palm Beach, FL		Case No.: C-2025-06300027
PCN: 00-41-43-04-00-000-5320		Zoned: AR
Violations:	<p>1 Details: Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.</p> <p style="text-align: center;">More specifically, the house and shed on the property.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 116.1 Issued: 06/30/2025 Status: CCH</p>	

Agenda No.: 035	Complexity Level: 2	Status: Active
Respondent: Miami Palms LLC 484 Tilford V, Deerfield, FL 33442		CEO: Timothy M Madu
Situs Address: 13572 40th Ln N, West Palm Beach, FL		Case No.: C-2025-12100022
PCN: 00-41-43-09-00-000-7410		Zoned: AR
Violations:	<p>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.</p> <p style="text-align: center;">More specifically, the garage was converted into multi-family units (housing tenants) without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/17/2025 Status: CCH</p>	

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- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- More specifically, the electrical installed in the garage without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **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, all air conditioning units in the garage has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **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, the plumbing in the garage has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **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, the laundry room is currently being constructed on the patio without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **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, the metal container on the property (approximately 40 foot) has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **Status:** CCH
- 9** **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 multiple items at the front of the home, and throughout the property, and to include the vegetative debris of wood stacked throughout the perimeter of the property to create a berm.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/17/2025 **Status:** CCH
- 10** **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 down to a maximum of seven inches.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 12/17/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM

Code: Unified Land Development Code - 1.A.2
Issued: 10/04/2025 **Status:** CLS

Agenda No.: 038 **Complexity Level:** 1 **Status:** Active
Respondent: LEONARD, BALVINA; LEONARD, RAUL **CEO:** Nedssa Miranda
345 Tall Pines Rd, West Palm Beach, FL 33415-1734
Situs Address: 345 Tall Pines Rd, West Palm Beach, FL **Case No.:** C-2025-12100025
PCN: 00-42-43-35-02-003-0101 **Zoned:** RM

Violations:

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

Please remove all the chickens off the property
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 12/30/2025 **Status:** CLS

- 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]

Discontinue parking any vehicles exceeding 12,500 pounds (GVWR), or exceeding nine feet in height, or exceeding 26 feet in length. For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 12/30/2025 **Status:** CLS

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

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Fence (Chain-link). Obtain a Certificate of Completion for Fence (Chain-link) permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 12/30/2025 **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 (Additional wood fence not cover under permit) 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 (Additional wood fence not cover under permit) Obtain a Certificate of Completion for Fence (Additional wood fence not cover under permit)
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 12/30/2025 **Status:** SIT

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Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/24/2025 **Status:** SIT

8 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.

Cease allowing the number of recreational vehicles, boats, sports vehicles and/or trailers to exceed the maximum permitted by Code. For questions on vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 6.D.1.A.3
Issued: 11/24/2025 **Status:** SIT

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: VELOCITY VENCHRZ LLC **CEO:** Nedssa Miranda
 5106 ROWLEY FALLS Ln, HOUSTON, TX 77479
Situs Address: 5931 Dryden Rd, West Palm Beach, FL **Case No:** C-2026-01290026
PCN: 00-42-44-02-04-000-0052 **Zoned:** RS

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.

This property is inconsistent with the approved Development Order. More specifically, During the inspection, it was observed that there are three mailboxes labeled in alphabetical order (A, B, and C). Additionally, three building units and garbage containers are marked with corresponding alphabet letters (A, B, and C). The property owner has indicated that the property is being used as a multi-rental 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: 02/02/2026 **Status:** SIT

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

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: 02/02/2026 **Status:** SIT

4 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:

- 1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
- 2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.

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

Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 02/02/2026 **Status:** SIT

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

Park vehicles on an improved surface or remove the vehicle(s).

Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 02/02/2026 **Status:** SIT

cc: Velocity Venchrz Llc
 Velocity Venchrz Llc

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- 2 Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
- The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
- More specifically: operating outside the current use. (school) . 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 561-233-520
- Code:** Unified Land Development Code - 1.A.2
Issued: 12/29/2025 **Status:** CCH
- 3 Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- >> Obtain the required permits for the additional electrical and receptacles that were added and all other unpermitted electrical work completed.
- Code:** Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 12/29/2025 **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, additional bathrooms have been erected or installed without a valid building permit. Obtain the required permits for the unpermitted work completed.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/29/2025 **Status:** CCH

cc: Tap Care Incorporated

Agenda No.: 048	Complexity Level: -	Status: Active
Respondent: Thuy Nguyen, Thi Hoang; Le, Hung Thinh 3808 Everglades Rd, Palm Beach Gardens, FL 33410-2319		CEO: Steve R Newell
Situs Address: 3808 Everglades Rd, Palm Beach Gardens, FL		Case No: C-2026-03130010
PCN: 00-43-41-31-01-005-0220		Zoned: RM
Violations:	<p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/13/2026 Status: CCH</p>	

Agenda No.: 049	Complexity Level: -	Status: Removed
Respondent: Liang, Hai-Yong; May Kuang, Chow Hua 20 Confucious Plz, Apt 17J, New York, NY 10002-6722		CEO: Steve R Newell
Situs Address: 3809 Van Cott Cir, West Palm Beach, FL		Case No: C-2026-02190005
PCN: 00-43-42-18-08-000-0261		Zoned: RM
Violations:	<p>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.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 02/19/2026 Status: CLS</p>	

Agenda No.: 050	Complexity Level: -	Status: Removed
Respondent: Mondry, Stephen L; Tucker, Traci A 3784 Everglades Rd, Palm Beach Gardens, FL 33410-2317		CEO: Steve R Newell
Situs Address: 3784 Everglades Rd, Palm Beach Gardens, FL		Case No: C-2026-03130006
PCN: 00-43-41-31-01-005-0240		Zoned: RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM**

Violations:

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

Specifically, the boat
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/13/2026 **Status:** CLS
- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/13/2026 **Status:** CLS

Agenda No.: 051 **Complexity Level:** - **Status:** Active
Respondent: Stearns, Rita **CEO:** Steve R Newell
 9244 E Highland Pines Blvd, Palm Beach Gardens, FL
 33418-5717
Situs Address: 9244 E Highland Pines Blvd, Palm Beach Gardens, FL **Case No:** C-2026-02180059
PCN: 00-42-42-13-07-000-0180 **Zoned:** RM

Violations:

- 1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
specifically, fix and repair the broken windows.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 02/20/2026 **Status:** CCH

Agenda No.: 052 **Complexity Level:** - **Status:** Active
Respondent: Stone, William **CEO:** Steve R Newell
 3762 Gull Rd, Palm Beach Gardens, FL 33410-2262
Situs Address: 3762 Gull Rd, Palm Beach Gardens, FL **Case No:** C-2026-03120019
PCN: 00-43-41-31-04-003-0240 **Zoned:** RM

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: 03/13/2026 **Status:** CCH
- 2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 03/13/2026 **Status:** CLS

Agenda No.: 053 **Complexity Level:** - **Status:** Removed
Respondent: Tiu Ordonez, Kimberly Yanet; Tumax, Juan **CEO:** Steve R Newell
 3796 Gull Rd, Palm Beach Gardens, FL 33410-2262
Situs Address: 3796 Gull Rd, Palm Beach Gardens, FL **Case No:** C-2026-03120021
PCN: 00-43-41-31-04-003-0210 **Zoned:** RM

Violations:

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

Specifically, the trailer.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/13/2026 **Status:** CLS

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: Mark Baker Living Trust u/a/d December 19, 2009 **CEO:** Debbie N Plaud
 10611 100th St S, Boynton Beach, FL 33472-4621
Situs Address: 10611 100th St S, Boynton Beach, FL **Case No:** C-2026-01120026

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM

PCN: 00-41-45-24-05-002-0000

Zoned: AGR-PUD/P

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 approvals for a SFD in the AGR-PUD/P Zoning District. During a recent inspection, commercial vehicles and equipment used for landscape services were observed being parked and stored on the property.

Code: Unified Land Development Code - 1.A.2
Issued: 03/03/2026 **Status:** CCH

cc: Frogner Consulting Llc

Agenda No.: 055

Complexity Level: 1

Status: Active

Respondent: Morningstar Nursery, INC.

CEO: Debbie N Plaud

505 S Flagler Dr, Ste 1100, West Palm Beach, FL 33401-59.

Situs Address: 14600 Starkey Rd, Delray Beach, FL

Case No: C-2026-03120011

PCN: 00-42-46-17-01-000-0690

Zoned: AGR

Violations:

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

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

During a recent inspection, I observed several commercial vehicles associated with Pike Electrical stored and parked on the property, which is located within the AGR Zoning District. This use is not consistent with the approved uses permitted within the AGR Zoning Districts.

Code: Unified Land Development Code - 1.A.2
Issued: 03/18/2026 **Status:** CCH

Agenda No.: 056

Complexity Level: -

Status: Removed

Respondent: FARRELL, MICHAEL T

CEO: Ronald Ramos

3688 Holiday Rd, Palm Beach Gardens, FL 33410-2234

Situs Address: 3688 Holiday Rd, Palm Beach Gardens, FL

Case No: C-2026-02200039

PCN: 00-43-41-31-04-031-0150

Zoned: RM

Violations:

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

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

>MORE SPECIFICALLY, THER IS A UTILITY TRAILER PARKED BETWEEN THE STREET AND STRUCTURE.

Code: Unified Land Development Code - 6.D.1.A.3.b
Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/23/2026 **Status:** CLS

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

>>>MORE SPECIFICALLY, THERE IS A VEHICLE PARKED ON THE GRASS.

Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 02/23/2026 **Status:** CLS

Agenda No.: 057

Complexity Level: 1

Status: Active

Respondent: MCDOWELL, GINNY

CEO: Ronald Ramos

12268 Hillman Dr, Palm Beach Gardens, FL 33410-2228

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM

Situs Address: 12268 Hillman Dr, Palm Beach Gardens, FL
PCN: 00-43-41-31-04-026-0150

Case No: C-2026-01270023
Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <p>Details: DETAILS: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p style="text-align: center;">>>>MORE SPECIFICALLY, THER IS A TRAILERED BOAT AND A VEHICLE PARKED ON THE GRASS.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.2
 Issued: 01/27/2026 Status: CCH</p> |
| 2 | <p>Details: DETAILS: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p>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.</p> <p style="text-align: center;">>>>MORE SPECIFICALLY, THERE IS A TRAILERED BOAT PARKED BETWEEN THE STREET AND SFD, WITHOUT 6' OPAQUE SCREENING.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.b
 Unified Land Development Code - 6.D.1.A.3.c
 Issued: 01/27/2026 Status: CCH</p> |

Agenda No.: 058

Complexity Level: -

Status: Active

Respondent: Lora-Monier, Albert

CEO: Teresa G Rouse

2202 Navy Blvd, Apt 2222, Panama City, FL 32408-5892

Situs Address: 2322 S Haverhill Rd, West Palm Beach, FL

Case No: C-2025-10300016

PCN: 00-42-44-13-00-000-3760

Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>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, inoperable vehicle(s), construction materials, vegetative debris, household items, trash and similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 11/03/2025 Status: CCH</p> |
| 2 | <p>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:</p> <ul style="list-style-type: none"> 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. <p>More specifically, the recreational vehicles parked on this property are in violation of this code section.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3
 Issued: 11/03/2025 Status: CCH</p> |
| 3 | <p>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there appears to be vehicles parked on the property that are unlicensed and/or unregistered.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.1
 Issued: 11/03/2025 Status: CCH</p> |

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM**

- 4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles are parking on the grass which is not considered an improved surface.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 11/03/2025 **Status:** CCH

- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a 6-foot wood fence has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/03/2025 **Status:** CCH

cc: Occupant

Agenda No.: 059 **Complexity Level:** - **Status:** Active
Respondent: Nadere, Edouard **CEO:** Teresa G Rouse
 6190 Plains Dr, Lake Worth, FL 33463-1505
Situs Address: 6190 Plains Dr, Lake Worth, FL **Case No:** C-2026-01230023
PCN: 00-42-44-34-24-000-2720 **Zoned:** RS

- Violations:**
- 1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there appears to be vehicles parked on the driveway with an expired registration.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/03/2026 **Status:** CLS

 - 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, landscaping materials, ladders, cardboard boxes, refrigerators, and similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/03/2026 **Status:** CCH

Agenda No.: 060 **Complexity Level:** 1 **Status:** Active
Respondent: Chambers, Marsha Lynne **CEO:** Omar J Sheppard
 19685 King Fisher Ln, Loxahatchee, FL 33470-2539
Situs Address: 19685 King Fisher Ln, Loxahatchee, FL **Case No:** C-2025-12080011
PCN: 00-40-43-21-01-000-2310 **Zoned:** AR

- Violations:**
- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an open-air pole barn has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/19/2025 **Status:** CCH

 - 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an iron gate with columns has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/19/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM**

- 4 Details:** Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.
- On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
- Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 12/19/2025 **Status:** CLS
- 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: 12/19/2025 **Status:** CCH

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: SDAWD REAL ESTATE LLC **CEO:** Omar J Sheppard
 9710 Stirling Rd, Ste 107, Cooper_City, FL 33024
Situs Address: Simone Dr, Loxahatchee., FL **Case No:** C-2025-12050008
PCN: 00-40-42-32-00-000-7220 **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. More specifically, a shipping container has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/19/2025 **Status:** CCH

cc: Sdawd Real Estate Llc

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: Diaz Silva, Raul Antonio **CEO:** Omar J Sheppard
 16968 94th St N, Loxahatchee, FL 33470-2750
Situs Address: 16968 94th St N, Loxahatchee, FL **Case No:** C-2025-12040012
PCN: 00-40-42-13-00-000-7130 **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, a large carport/pole barn has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/06/2026 **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: 01/06/2026 **Status:** CCH

Agenda No.: 063 **Complexity Level:** - **Status:** Removed
Respondent: Valdes, Milagros C **CEO:** Omar J Sheppard
 5040 NW 104th Ave, Pompano Beach, FL 33076-1749
Situs Address: 2730 Doe Trl, Loxahatchee, FL **Case No:** C-2025-12050026
PCN: 00-40-43-21-01-000-0050 **Zoned:** AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM**

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

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 10/16/2025 **Status:** CLS

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: RJ Vision Investments LLC **CEO:** Christina G Stodd
16375 NE 18th Ave, Ste 225, North MiamiBeach, FL 33162
Situs Address: 12482 Tangerine Blvd, West Palm Beach, FL **Case No:** C-2026-02020026
PCN: 00-41-42-34-00-000-5900 **Zoned:** AR

Violations:

2 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.

More specifically, barbed wire fencing is prohibited.
Code: Palm Beach County Property Maintenance Code - 5.B.1.A.2.b.5.e
Issued: 02/03/2026 **Status:** CLS

3 Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically please repair the fence that is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/03/2026 **Status:** CCH

cc: Rj Vision Investments Llc
Rj Vision Investments Llc

Agenda No.: 069 **Complexity Level:** - **Status:** Removed
Respondent: Seixeiro, Rosa M **CEO:** Christina G Stodd
753 Union Ave, Lyndhurst, NJ 07071-2924
Situs Address: 15097 62nd Pl N, Loxahatchee, FL **Case No:** C-2025-11260001
PCN: 00-41-42-31-00-000-5024 **Zoned:** AR

Violations:

1 Details: Vegetation Removal and Replacement
For the purpose of this Section, the term “vegetation” shall include tree(s), palm(s), and pine(s). Vegetation that is required to be planted on a property per Code requirements or through a Condition(s) of Approval shall not be removed without first applying for and being issued a Vegetation Removal and Replacement Permit. Removal of vegetation without a valid permit shall be considered a violation of the Code or the DO, unless otherwise exempted by the F.S. [Ord. 2019-005] [Ord. 2020-001]
Code: Unified Land Development Code - 7.B.5
Issued: 12/05/2025 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM

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

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

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

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 12/05/2025 **Status:** CLS

3 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner,

under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected

sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a permit for site development for the fill dirt and for clearing the lot.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 12/05/2025 **Status:** CLS

Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: Anderson, Melika Y **CEO:** RI Thomas
16140 E Grand National Dr, Loxahatchee, FL 33470-4143
Situs Address: 16140 E Grand National Dr, Loxahatchee, FL **Case No.:** C-2026-03050019
PCN: 00-40-43-25-00-000-5170 **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: 03/09/2026 **Status:** CCH

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

Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 03/09/2026 **Status:** CCH

Agenda No.: 071 **Complexity Level:** 1 **Status:** Active
Respondent: Chavez, Moises Valdes **CEO:** RI Thomas
17354 90th St N, Loxahatchee, FL 33470-2609
Situs Address: 17354 90th St N, Loxahatchee, FL **Case No.:** C-2026-02200018
PCN: 00-40-42-14-00-000-6050 **Zoned:** AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM**

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. More specifically, there are 4 RV's at the premises which exceeds the limit
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 02/27/2026 **Status:** CCH

Agenda No.: 072 **Complexity Level:** - **Status:** Removed
Respondent: Clay, Julia M **CEO:** RI Thomas
17586 36th Ct N, Loxahatchee, FL 33470-5405
Situs Address: 17586 36th Ct N, Loxahatchee, FL **Case No:** C-2025-11140020
PCN: 00-40-43-14-00-000-3980 **Zoned:** AR

Violations: **3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2025 **Status:** CLS

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: Nguyen, Tam; Feliciano, Brian **CEO:** RI Thomas
16117 E Aintree Dr, Loxahatchee, FL 33470-4111
Situs Address: 16117 E Aintree Dr, Loxahatchee, FL **Case No:** C-2026-02060016
PCN: 00-40-43-25-00-000-5330 **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: 02/10/2026 **Status:** CCH

Agenda No.: 074 **Complexity Level:** 1 **Status:** Active
Respondent: Murray, Mark M **CEO:** RI Thomas
16885 W Preakness Dr, Loxahatchee, FL 33470-3745
Situs Address: 16885 W Preakness Dr, Loxahatchee, FL **Case No:** C-2026-01020010
PCN: 00-40-43-13-00-000-7570 **Zoned:** AR

Violations: **1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/08/2026 **Status:** CCH

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: Lopez, Antonio V **CEO:** Brian Burdett
1708 Loxahatchee Dr, Apt C, West Palm Beach, FL 33409-5073 **Type:** Life Safety
Situs Address: 1708 Loxahatchee Dr, A, West Palm Beach, FL **Case No:** C-2026-04170003
PCN: 00-43-43-30-07-000-0084 **Zoned:** RH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM**

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical work has been erected or installed without a valid building permit.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, electrical work</p> <p>Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
PBC Amendments to FBC 8th Edition (2023) - 116.1</p> <p>Issued: 04/17/2026 Status: CLS</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing work has been erected or installed without a valid building permit.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, plumbing work.</p> <p>Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
PBC Amendments to FBC 8th Edition (2023) - 116.1</p> <p>Issued: 04/17/2026 Status: SIT</p> |

Agenda No.: 076	Complexity Level: 3	Status: Active
Respondent: BARANES, KFIR 7123 Hidden Gem Ln, Lake Worth, FL 33467-5708		CEO: Nick N Navarro
Situs Address: 7123 Hidden Gem Ln, Lake Worth, FL		Case No: C-2025-03050031
PCN: 00-42-43-27-05-032-0012		
RE: Request for hearing to challenge imposition of fine/lien.		

Agenda No.: 077	Complexity Level: 1	Status: Active
Respondent: Adyares Gattorno as Trustee of the Fernandez Family Revocable Living Trust Agreement 196 3rd St, West Palm Beach, FL 33413-1762		CEO: Omar J Sheppard
Situs Address: 196 3rd St, West Palm Beach, FL 33413		Case No: C-2022-08150021
PCN: 00-42-43-34-02-002-0190		
RE: Request to rescind Special Magistrate Order dated April 5, 2023, due to change of ownership, new case C2026-04210009.		

Agenda No.: 078	Complexity Level: 1	Status: Active
Respondent: 6632 WALLACE ROAD LLC 4710 Hunting Trl, Lake Worth, FL 33467-3526		CEO: Nedssa Miranda
Situs Address: 6632 Wallis Rd, West Palm Beach, FL		Case No: C-2026-01200185
PCN: 00-42-43-27-05-005-1720		

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 03, 2026 9:00 AM**

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. "