

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

15866 113th Trl N, Jupiter, FL 33478-6771

Situs Address: 15866 113th Trl N, Jupiter, FL
PCN: 00-41-41-14-00-000-1410

Case No: C-2026-03160014
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, but not limited to, inoperable vehicle in the driveway and various debris on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/16/2026 **Status:** SIT
- 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: 03/16/2026 **Status:** SIT

Agenda No.: 003

Complexity Level: -

Status: Active

Respondent: Smith, Deborah E

CEO: Jen L Batchelor

13721 157th Ct N, Jupiter, FL 33478-8590

Situs Address: 13721 157th Ct N, Jupiter, FL
PCN: 00-41-41-16-00-000-3560

Case No: C-2026-02190026
Zoned: AR

Violations:

- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 02/19/2026 **Status:** SIT
- 2 **Details:** Parking shall be prohibited on all vacant properties. More specifically, but not limited to, a derelict van parked on the vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 02/19/2026 **Status:** SIT
- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/19/2026 **Status:** SIT

Agenda No.: 004

Complexity Level: -

Status: Active

Respondent: Stephens, Jacob

CEO: Jen L Batchelor

26895 Aliso Creek Rd, Ste B116, Aliso Viejo, CA 92656-53

Situs Address: Mellen Ln, Jupiter, FL
PCN: 00-41-41-03-00-000-6110

Case No: C-2026-03310027
Zoned: AR

Violations:

- 1 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, excavation, land clearing and the site development of the vacant lot.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 04/02/2026 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 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.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 04/02/2026 **Status:** CCH

3 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: 04/02/2026 **Status:** CCH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Shirley C Johnson and John E Johnson as Trustees of the Shirley C Johnson Revocable Trust under Agreement dated May 27, 1992. **CEO:** Maggie Bernal
528 Fallen Leaf Ct, Myrtle Beach, SC 29588-4647

Situs Address: 4176 88th Ct S, Boynton Beach, FL **Case No:** C-2026-02170022
PCN: 00-42-45-13-01-000-0480 **Zoned:** AR

Violations:

2 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/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: 02/20/2026 **Status:** CCH

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 02/20/2026 **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: Concrete slab has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/20/2026 **Status:** CCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: Bimbineck, Gloria E **CEO:** Maggie Bernal
4057 Arthurium Ave, Lantana, FL 33462-3431
Situs Address: 4539 Vespasian Ct, Lake Worth, FL **Case No:** C-2025-09160024
PCN: 00-42-45-01-01-000-0340 **Zoned:** RS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Violations: 3 **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 #B2023-004950 (window/door replacement impact-residential) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 09/23/2025 **Status:** CCH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Blas, Angel T; Tavares, Gricelda; Tavares, Karla **CEO:** Maggie Bernal
3542 Lothair Ave, Boynton Beach, FL 33436-3122
Situs Address: 3542 Lothair Ave, Boynton Beach, FL **Case No:** C-2026-01210006
PCN: 00-43-45-19-03-020-0140 **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.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 01/27/2026 **Status:** CCH

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: 01/27/2026 **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/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: 01/27/2026 **Status:** CCH

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/27/2026 **Status:** CCH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: DONALD HARRY BAILEY DONALD HARRY BAILEY **CEO:** Maggie Bernal
REVOCABLE LIVING TRUST
7461 74th Ct, Lake Worth, FL 33463-7718
Situs Address: 73rd Rd S, FL **Case No:** C-2025-10160004
PCN: 00-42-45-11-00-000-1100 **Zoned:** AR

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties. More specifically,, a Truck.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 10/27/2025 **Status:** CCH

3 **Details:** Parking shall be prohibited on all vacant properties. More specifically,, Commercial vehicle.
Code: Unified Land Development Code - 6.D.1.A.1.c
Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/27/2025 **Status:** CCH

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

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

7451 Pinedale Dr, Boynton Beach, FL 33436-9427

Situs Address: 7451 Pinedale Dr, Boynton Beach, FL
PCN: 00-42-45-12-15-000-2090

Case No: C-2025-08250012
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.: 011

Complexity Level: 1

Status: Active

Respondent: McDermott, Vernal; Est. Unknown Personal Representative Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Vernal McDermott and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (4867 Poseidon Place, Lake Worth FL 33463. PCN#00-42-45-01-09-000-0200)
4867 Poseidon Pl, Lake Worth, FL 33463-7287

CEO: Maggie Bernal

Situs Address: 4867 Poseidon Pl, Lake Worth, FL
PCN: 00-42-45-01-09-000-0200

Case No: C-2025-12020009
Zoned: RS

Violations:

- 1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/21/2026 **Status:** CCH
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/21/2026 **Status:** CCH
- 3** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 012

Complexity Level: 1

Status: Active

Respondent: Follmer, Diane P
10810 Winding Creek Way, Boca Raton, FL 33428-5657

CEO: Steve G Bisch

Situs Address: 10810 Winding Creek Way, Boca Raton, FL
PCN: 00-41-47-25-09-000-2160

Case No: C-2026-02060018
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.
Storage container has been observed on the northwest corner of this parcel multiple times over the past several weeks. Photographic history started 01/23/2026
Code: Unified Land Development Code - 5.B.1.C.4
Issued: 02/27/2026 **Status:** CCH

Agenda No.: 013

Complexity Level: 1

Status: Active

Respondent: Marcos Cesar Baptistucci and Mauricio Fernandes Dos Santos
241 Normandy F Dr, Delray Beach, FL 33484

CEO: Steve G Bisch

Situs Address: 241 Normandy F, Delray Beach, FL
PCN: 00-42-46-22-13-006-2410

Case No: C-2025-12190011
Zoned: RH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

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, demolition and framing for ceiling replacement in the kitchen and bath have taken place without the required building permits.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/29/2025 **Status:** CCH

Agenda No.: 014 **Complexity Level:** 1 **Status:** Removed
Respondent: Tridico, Denise E **CEO:** Steve G Bisch
10462 S 228th Ln, Boca Raton, FL 33428-5732
Situs Address: 10462 228th Ln S, Boca Raton, FL **Case No:** C-2025-12020030
PCN: 00-41-47-25-11-001-0580 **Zoned:** RS

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: 12/03/2025 **Status:** CLS

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. There was a gray 4 door saturn parked in front of the dwelling. There was no license tag observed on the vehicle.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 12/03/2025 **Status:** CLS

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: Williams, Volton Michael **CEO:** Steve G Bisch
10616 Cypress Lakes Preserve Dr, Wellington, FL
33449-4611
Situs Address: 55 Saxony B, Delray Beach, FL **Case No:** C-2026-02060026
PCN: 00-42-46-22-09-002-0550 **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, new windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/13/2026 **Status:** CCH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Removed
Respondent: CLCC PBC Delaware LLC **CEO:** Brian Burdett
601 Heritage Dr, Ste 227, Jupiter, FL 33458-2777
Situs Address: 1300 N Military Trl, West Palm Beach, FL **Case No:** C-2025-10230005
PCN: 00-42-43-25-00-000-5070 **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, Pole Sign (Face Change) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2026 **Status:** CLS

Agenda No.: 017 **Complexity Level:** 1 **Status:** Removed
Respondent: Dorchester F Condominium Association, Inc. **CEO:** Brian Burdett
132 Dorchester F, West Palm Beach, FL 33417 United State
Situs Address: Dorchester F, West Palm Beach, FL **Case No:** C-2026-01080004

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

PCN: 00-42-44-30-01-012-0020

Zoned: AR

Violations:

- | | |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p>Issued: 12/05/2025 Status: CCH</p> |
| 2 | <p>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, dead and bare areas on lawn.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</p> <p>Issued: 12/05/2025 Status: CCH</p> |

cc: Ten Thoai Luu And Hoa Kim Ly

Agenda No.: 022

Complexity Level: -

Status: Active

Respondent: RYAN, EMILY N

CEO: Richard F Cataldo

11459 Hawk Holw, Wellington, FL 33449-8402

Situs Address: 11459 Hawk Holw, Lake Worth, FL

Case No: C-2025-12050019

PCN: 00-41-44-35-01-000-0060

Zoned: AR

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, a covered riding arena has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 12/09/2025 Status: CCH</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, a covered horse walker has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 12/09/2025 Status: CCH</p> |
| 3 | <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, a gazebo to the west of the arena has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 12/09/2025 Status: CCH</p> |
| 4 | <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, a shed to the east of the arena has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 12/09/2025 Status: CCH</p> |

Agenda No.: 023

Complexity Level: -

Status: Active

Respondent: SAMANIEGO, ZULLEY ANDREA

CEO: Richard F Cataldo

9199 Banquet Way, Lake Worth, FL 33467-4713

Situs Address: 9199 Banquet Way, Lake Worth, FL

Case No: C-2025-11240003

PCN: 00-42-44-30-01-017-0100

Zoned: AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

	Code: Unified Land Development Code - 6.D.1.A.3.b	Issued: 03/23/2026	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: 03/23/2026	Status: CCH

cc: Real Tour Estates Llc

Agenda No.: 034	Complexity Level: 1	Status: Removed								
Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSOCIATIO INC. 6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL 33487	CEO: Dennis A Hamburger									
Situs Address: 6575 S Oriole Blvd, Delray Beach, FL	Case No: C-2026-01210017									
PCN: 00-42-46-15-16-001-0000	Zoned: RH									
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, flood lights have been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 01/28/2026</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CLS</td> </tr> </table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, flood lights have been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 8th Edition (2023) - 105.1		Issued: 01/28/2026		Status: CLS
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, flood lights have been erected or installed without a valid building permit.									
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1									
	Issued: 01/28/2026									
	Status: CLS									

cc: Deauville Village Condominium Association, Inc.

Agenda No.: 035	Complexity Level: 1	Status: Active																																								
Respondent: Napoliton, Ruth; Napoliton, Gary 5215 Inwood Dr, Delray Beach, FL 33484-1144	CEO: Dennis A Hamburger																																									
Situs Address: 5215 Inwood Dr, Delray Beach, FL	Case No: C-2026-01300001																																									
PCN: 00-42-46-11-04-000-0290	Zoned: AR																																									
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td>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.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.3.b</td> </tr> <tr> <td></td> <td>Issued: 01/30/2026</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.3.c</td> </tr> <tr> <td></td> <td>Issued: 01/30/2026</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center;">3</td> <td>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.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.3.b</td> </tr> <tr> <td></td> <td>Issued: 01/30/2026</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.3.c</td> </tr> <tr> <td></td> <td>Issued: 01/30/2026</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> </tr> <tr> <td></td> <td>Issued: 01/30/2026</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> </table>		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: 01/30/2026		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: 01/30/2026		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: 01/30/2026		Status: CCH	4	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.		Code: Unified Land Development Code - 6.D.1.A.3.c		Issued: 01/30/2026		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: 01/30/2026		Status: CCH
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: 01/30/2026																																									
	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: 01/30/2026																																									
	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: 01/30/2026																																									
	Status: CCH																																									
4	Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.																																									
	Code: Unified Land Development Code - 6.D.1.A.3.c																																									
	Issued: 01/30/2026																																									
	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: 01/30/2026																																									
	Status: CCH																																									

Agenda No.: 036	Complexity Level: 1	Status: Postponed
Respondent: Nazaire, Hermile 4517 Frances Dr, Delray Beach, FL 33445-3254	CEO: Dennis A Hamburger	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Situs Address: 4517 Frances Dr, Delray Beach, FL
PCN: 00-42-46-13-06-003-0260

Case No: C-2026-03310006
Zoned: RS

Violations: **2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/31/2026 **Status:** CCH

Agenda No.: 037 **Complexity Level:** 1 **Status:** Active
Respondent: Viviano, Salvatore; Viviano, Stacey A **CEO:** Dennis A Hamburger
5029 Sunrise Blvd, Delray Beach, FL 33484-1117

Situs Address: 5029 Sunrise Blvd, Delray Beach, FL
PCN: 00-42-46-11-02-000-0150

Case No: C-2026-03050001
Zoned: AR

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: 03/05/2026 **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: 03/05/2026 **Status:** CCH

3 **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: 03/05/2026 **Status:** CCH

Agenda No.: 038 **Complexity Level:** 2 **Status:** Active
Respondent: Allen, Richard; Bello-Allen, Anny **CEO:** Jamie G Illicete
17362 133rd Trl N, Jupiter, FL 33478-5223

Situs Address: 17362 133rd Trl N, Jupiter, FL
PCN: 00-41-41-04-00-000-5470

Case No: C-2026-01270025
Zoned: AR

Violations: **1** **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.

More specifically, agricultural structure, chicken coop/cage on the northside of the property has been installed without obtaining an agricultural permit.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 02/12/2026 **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 inoperable vehicles, building material, construction debris, pots, buckets, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/12/2026 **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, wood accessory structure on north side of property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Violations:

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

 - a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door

More specifically, in-ground swimming pool barrier is missing, and the in-ground swimming pool is open and accessible creating a Life Safety Violation. Supply and maintain a swimming pool barrier in accordance with the Florida Building Code. To comply with the life safety violation, immediately supply a minimum of 4 feet in height temporary orange mesh barrier.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 04/29/2026 **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 pool screen enclosure was removed or demolished without a valid building permit and without being replaced by an approved swimming pool barrier.”

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/29/2026 **Status:** CCH

Agenda No.: 041 **Complexity Level:** 3 **Status:** Active
Respondent: O'Neill, Timothy P; O'Neill, Jocelyn P **CEO:** Jamie G Illicete
 19824 Hibiscus Dr, Tequesta, FL 33469-2193
Situs Address: 19824 Hibiscus Dr, Jupiter, FL **Case No:** C-2026-04010002
PCN: 00-42-40-25-27-002-0080 **Zoned:** RS

Violations:

- 1 Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. More specifically, pool water not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 04/02/2026 **Status:** CCH

Agenda No.: 042 **Complexity Level:** - **Status:** Active
Respondent: Pamela A. Bove, Trustee of the Pamela A. Bove Revocable **CEO:** Jamie G Illicete
 Living Trust, dated October 9, 2014
 ; Bove, Christopher M
 14171 Little Cypress Cir, Palm Beach Gardens, FL 33410-1
Situs Address: 14171 Little Cypress Cir, Palm Beach Gardens, FL **Case No:** C-2026-04280007
PCN: 00-43-41-20-16-000-0020 **Zoned:** RS

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, boxes, gas cans, vegetative debris, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/28/2026 **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. More specifically, vegetation is overgrown.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 04/28/2026 **Status:** CCH
- 3 Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, golf cart and jet ski with accompanying trailer are improperly parked.

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/28/2026 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

	Issued: 04/07/2026	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, the open storage of multiple items on the property.	
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
	Issued: 04/07/2026	Status: CCH

Agenda No.: 050	Complexity Level: 1	Status: Active
Respondent: ALLIED TIRE RECYCLING LLC 909 E Albritton Rd, Avon Park, FL 33825-9245		CEO: Nedssa Miranda
Situs Address: N Military Trl, FL		Case No: C-2026-02200033
PCN: 00-42-43-36-08-000-0540		Zoned: CG
Violations:	<p>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.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed two RV's, food truck, chairs, table, a large menu ,vehicles, membrane canopy and customers. A restaurant service operation in a vacant lot.</p> <p>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.</p> <p style="text-align: center;">Code: Unified Land Development Code - 1.A.2 Issued: 02/26/2026 Status: SIT</p> <p>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.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</p> <p style="text-align: center;">Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/26/2026 Status: SIT</p> <p>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, GRAVEL ON THE RIGHT OF WAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the GRAVEL ON THE RIGHT OF WAY or remove the GRAVEL ON THE RIGHT OF WAY.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p style="text-align: center;">Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/26/2026 Status: SIT</p>	

Agenda No.: 051	Complexity Level: 1	Status: Active
Respondent: LINDQUIST, KAREN 952 Arlington Dr, West Palm Beach, FL 33415-3520		CEO: Nedssa Miranda
Situs Address: 952 Arlington Dr, West Palm Beach, FL		Case No: C-2026-03030040
PCN: 00-42-44-02-03-000-0300		Zoned: RS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Violations:

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

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.

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

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

Issued: 01/26/2026 **Status:** SIT

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: PEREZ, OSVALDO SOSA **CEO:** Nedssa Miranda
 707 Dixie Ln, West Palm Beach, FL 33415-3623
Situs Address: 707 Dixie Ln, West Palm Beach, FL **Case No:** C-2025-11130020
PCN: 00-42-44-02-01-000-1031 **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, GRAVEL DRIVEWAY has been erected or installed without a valid building permit.

Obtain required building permits for the GRAVEL DRIVEWAY or remove the GRAVEL DRIVEWAY.

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: 11/13/2025 **Status:** SIT

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.

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: 11/13/2025 **Status:** CCH

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to tree stump.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/13/2025 **Status:** SIT

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: TIEU, THAO **CEO:** Nedssa Miranda
 4905 Tropical Garden Dr, Boynton Beach, FL 33436-1431
Situs Address: 4905 Tropical Garden Dr, Boynton Beach, FL **Case No:** C-2026-03030031
PCN: 00-42-45-13-19-000-0590 **Zoned:** PUD

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

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 (PVC) 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 (PVC).
- Obtain a Certificate of Completion for FENCE (PVC) permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
- Issued:** 03/17/2026 **Status:** SIT

Agenda No.: 056 **Complexity Level:** 1 **Status:** Active
Respondent: Abouzid, Usama **CEO:** Joanna Mirodias
 3930 Chipewyan Dr, Lake Worth, FL 33462-2153
Situs Address: 3930 Chipewyan Dr, Lake Worth, FL **Case No:** C-2026-01060021
PCN: 00-43-45-06-04-017-0180 **Zoned:** RM

Violations:

- 1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-030815-0000 (Accessory Bldg < 36 Sq Ft Site Built or Prefab) has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # B-2023-030815-0000 (Accessory Bldg < 36 Sq Ft Site Built or Prefab) has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
- Issued:** 01/21/2026 **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-2020-038385-0000 (Addition - Residential) has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # B-2020-038385-0000 (Addition - Residential) has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
- Issued:** 01/21/2026 **Status:** CCH

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: Gonzalez, Yesenia Rodriguez **CEO:** Joanna Mirodias
 5715 Karen Dr, West Palm Beach, FL 33415-3651
Situs Address: 5715 Karen Dr, West Palm Beach, FL **Case No:** C-2026-01120022
PCN: 00-42-44-02-01-000-0890 **Zoned:** RS

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:** 02/03/2026 **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 COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/03/2026 **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, the asphalt millings have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2026 **Status:** CCH

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: Hilarion, Bernard **CEO:** Joanna Mirodias
7133 Glenwood Dr, Boynton Beach, FL 33436-9404

Situs Address: 7133 Glenwood Dr, Boynton Beach, FL **Case No:** C-2026-03060012
PCN: 00-42-45-12-11-000-0270 **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.

Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/07/2026 **Status:** CLS

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: 04/07/2026 **Status:** SIT

Agenda No.: 059 **Complexity Level:** 1 **Status:** Removed
Respondent: SANTIAGO P. ROSELL AND LINDA D. IVEY, AS **CEO:** Joanna Mirodias
TRUSTEES OF THE SANTIAGO P. ROSELL AND LINDA D. IVEY FAMILY REVOCABLE TRUST AGREEMENT DATED AUGUST 23, 2012
101 Via Benevento, New Smyrna Beach, FL 32169-5106

Situs Address: 5115 Brian Blvd, Boynton Beach, FL **Case No:** C-2025-11240013
PCN: 00-42-45-14-10-000-1240 **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, the fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/16/2025 **Status:** CLS

cc: Santiago P. Rosell And Linda D. Ivey, As Trustees Of The Santiago P. Rosell And Linda D. Ivey Family Revocable Trust Agreement Dated August 23, 2012

Agenda No.: 060 **Complexity Level:** 1 **Status:** Active
Respondent: Senkowicz, Mikylo Roman **CEO:** Joanna Mirodias
6810 19th Dr S, Lake Worth, FL 33462-4010

Situs Address: 6810 19th Dr S, Lake Worth, FL **Case No:** C-2025-12040015
PCN: 00-43-45-04-00-000-7617 **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: 02/03/2026 **Status:** SIT

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: Ziv, Noah; Ely, Nesiah **CEO:** Adam F Moulton
7687 Solimar Cir, Boca Raton, FL 33433-1036

Situs Address: 7687 Solimar Cir, Boca Raton, FL **Case No:** C-2025-11190018
PCN: 00-42-47-21-16-000-0690 **Zoned:** AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

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 has had interior and exterior alterations done including added window without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2025 **Status:** SIT

Agenda No.: 062 **Complexity Level:** 1 **Status:** Removed
Respondent: LAGO DEL MAR CONDOMINIUM ASSOCIATION, INC **CEO:** Adam F Moulton
301 Yamato, Ste 2199, Boca Raton, FL 33431 United States
Situs Address: Lago Del Mar Dr, Boca Raton, FL **Case No.:** C-2026-04030012
PCN: **Zoned:** RS/SE

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, Lago Del Mar entrance sign at Lago Del Mar Drive and Montoya Circle is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/03/2026 **Status:** CLS

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active
Respondent: Peruchi, Fabio A; Peruchi, Patricia G **CEO:** Adam F Moulton
9709 SW 1st Pl, Boca Raton, FL 33428-4340
Situs Address: 9709 SW 1st Pl, Boca Raton, FL **Case No.:** C-2026-03160001
PCN: 00-42-47-30-08-016-0170 **Zoned:** RM

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]

More specifically, 3 grooming business vehicles observed parked at residence.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/16/2026 **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, a driveway extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/16/2026 **Status:** SIT

Agenda No.: 064 **Complexity Level:** 1 **Status:** Active
Respondent: Weingarten Nostat Inc; Weingarten Nostat LLC **CEO:** Adam F Moulton
1200 S Pine Island Rd, Plantation, FL 33324 United States
Situs Address: 9082 Glades Rd, Building A, Boca Raton, FL **Case No.:** C-2025-10230008
PCN: 00-42-47-18-21-001-0000 **Zoned:** MUPD

Violations: 3 **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 # M-2020-011296-0000 HVAC 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, M-2020-011296-0000 HVAC does not have a Certificate of Completion.

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 10/23/2025 **Status:** CCH

4 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 # M-2020-000521-0000 HVAC 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, M-2020-000521-0000 HVAC does not have a Certificate of Occupancy.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 10/23/2025 **Status:** CCH

cc: Weingarten Nostat Inc
Weingarten Nostat Llc

Agenda No.: 065 **Complexity Level:** - **Status:** Active
Respondent: RAMIREZ, PEDRO; RAMIREZ, CARMEN M **CEO:** Nick N Navarro
5094 Dalewood Ln, Lake Worth, FL 33467-1843
Situs Address: 5094 Dalewood Ln, Lake Worth, FL **Case No:** C-2026-03300005
PCN: 00-42-44-33-06-000-4390 **Zoned:** RM

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.

>> Bees in the exterior wall. Please properly exterminate structure, a keep it free from insect or vermin infestation.

Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 03/31/2026 **Status:** CCH

Agenda No.: 066 **Complexity Level:** - **Status:** Active
Respondent: Ramos, Adolfo Baldomero **CEO:** Steve R Newell
3773 Roan Ct E, Lake Park, FL 33403-1019
Situs Address: 3832 Van Cott St, West Palm Beach, FL **Case No:** C-2026-02190006
PCN: 00-43-42-18-08-000-0062 **Zoned:** RM

Violations:

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.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 02/19/2026 **Status:** CLS

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

Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/19/2026 **Status:** REO

Agenda No.: 067 **Complexity Level:** 1 **Status:** Removed
Respondent: Dragan, Radu; Dragan, Laura **CEO:** Debbie N Plaud
7676 Mansfield Hollow Rd, Delray Beach, FL 33446-3315
Situs Address: 7676 Mansfield Holw, Delray Beach, FL **Case No:** C-2026-02180031
PCN: 00-42-46-09-03-000-0340 **Zoned:** RS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Violations: **1** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

More specifically, paint is not allowed in the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 02/27/2026 **Status:** CLS

Agenda No.: 068 **Complexity Level:** 1 **Status:** Removed
Respondent: Goff, Renee **CEO:** Debbie N Plaud
 397 Indian Hill Dr, Buffalo Grove, IL 60089-1922
Situs Address: 7597 Mansfield Holw, Delray Beach, FL **Case No:** C-2026-02180019
PCN: 00-42-46-09-03-000-2160 **Zoned:** RS

Violations: **1** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

More specifically, paint is not allowed in the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 03/26/2026 **Status:** CLS

Agenda No.: 069 **Complexity Level:** 1 **Status:** Active
Respondent: Harvey E. Taub, as Trustee of the Harvey E. Taub **CEO:** Debbie N Plaud
 Revocable Trust Agreement dated November 1, 2023
 ; Lori E. Schachtel and Barry E. Taub, as Co-Successor
 Trustees of the Revocable Trust Agreement dated
 November 1, 2023
 ; Joan Taub, as Trustee of the Joan Taub Revocable Trust
 dated May 27, 2024; ; Norman J. Dumroff, Steven A.
 Dumbroff, and David H. Dumbroff, as Co-Successor
 Trustees of the Joan Taub Revocable Trust dated May 27,
 2024
 7768 Mansfield Hollow Rd, Delray Beach, FL 33446-3374
Situs Address: 7768 Mansfield Holw, Delray Beach, FL **Case No:** C-2026-02180041
PCN: 00-42-46-09-05-000-0570 **Zoned:** RS

Violations: **1** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

More specifically, paint is not allowed in the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 03/05/2026 **Status:** CCH

Agenda No.: 070 **Complexity Level:** 1 **Status:** Removed
Respondent: Joseph, Wilzade **CEO:** Debbie N Plaud
 22319 SW 65th Ave, Boca Raton, FL 33428-6010
Situs Address: 22319 SW 65th Ave, Boca Raton, FL **Case No:** C-2025-12040031
PCN: 00-42-47-30-04-010-0720 **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 is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 12/09/2025 **Status:** CLS

Agenda No.: 071 **Complexity Level:** 1 **Status:** Removed

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Respondent: GERRY PINHASOVICH and RUTH PINHASOVICH, **CEO:** Debbie N Plaud
Trustees of the PINHASOVICH Family Trust dated
December 20, 2021
55 Shelley Rd, Springfield, NJ 07081-2510

Situs Address: 7664 Mansfield Holw, Delray Beach, FL **Case No:** C-2026-02180029
PCN: 00-42-46-09-03-000-0310 **Zoned:** RS

Violations:

1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

More specifically, paint is not allowed in the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 03/27/2026 **Status:** CLS

Agenda No.: 072 **Complexity Level:** 1 **Status:** Active
Respondent: SHORES AT BOCA RATON HOMEOWNERS' **CEO:** Debbie N Plaud
ASSOCIATION, INC
2424 N Federal Hwy, Boca Raton, FL 33431 United States

Situs Address: Ocean Mist Dr, FL **Case No:** C-2025-10140012
PCN: 00-41-47-02-13-002-0010 **Zoned:** PUD

Violations:

1 **Details:** Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species within landscape and preservation areas.

More specifically, Bischofia trees located within the landscape buffer behind 18648 and 18652 Ocean Mist Dr.
Code: Unified Land Development Code - 7.F.3.A.3
Issued: 10/29/2025 **Status:** CCH

cc: Shores At Boca Raton Homeowners' Association, Inc

Agenda No.: 073 **Complexity Level:** - **Status:** Active
Respondent: SOUTH FLORIDA RENTALS LLC, SERIES 8, A **CEO:** Ronald Ramos
DELAWARE LIMITED LIABILITY COMPANY, AS
TRUSTEE OF THE 2961 PLUMOSA LN LAND TRUST
DATED 7 NOVEMBER 2025
6574 N State Road 7, 175, Pompano Beach, FL 33073-3625

Situs Address: 2961 Plumosa Ln, West Palm Beach, FL **Case No:** C-2026-01120037
PCN: 00-43-42-17-02-006-0280 **Zoned:** RH

Violations:

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

>>>More specifically, THE CARPORT STORAGE ROOM HAS BEEN CONVERTED TO HABITABLE SPACE without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/13/2026 **Status:** CCH

2 **Details:** 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, THERE A RODENT FECES IN KITCHEN CABINET DRAWERS. Please properly exterminate structure, a keep it free from insect or vermin infestation.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 01/13/2026 **Status:** CCH

3 **Details:** DETAILS: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

>>>MORE SPECIFICALLY, THE RAILING OF THE ELEVATED FRONT PORCH AND THE WOOD PORTIONS OF THE CARPORT STRUCTURE HAVE ROTTED WOOD.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (l)
Issued: 01/13/2026 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Violations:

- 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, there appears to be a vehicle with an expired registration parked on the driveway.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 01/23/2026 **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, the property's fencing is damaged, and in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/23/2026 **Status:** CCH
- 6 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

More specifically, Gravel and/or Rock has been placed in the Right-of-Way without a permit.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 01/23/2026 **Status:** CCH

Agenda No.: 076 **Complexity Level:** - **Status:** Active
Respondent: Richard W. Sippel, Jr. and Barbara M. Sippel as Trustees of the Richard W. Sippel, Jr. and Barbara M. Sippel Revocable Trust u/a/d May 17, 2023
 3117 Hoylake Rd, Lake Worth, FL 33467-1202 **CEO:** Teresa G Rouse
Situs Address: 1095 Mango Dr, West Palm Beach, FL **Case No:** C-2026-01060004
PCN: 00-42-44-12-04-000-0390 **Zoned:** RM

Violations:

- 1 **Details:** Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section. More specifically, provide a working electrical system to the unit.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (1)
Issued: 01/08/2026 **Status:** CCH
- 2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the six-foot privacy fence on the property is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/08/2026 **Status:** CCH
- 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. More specifically, the roof fascia is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/08/2026 **Status:** CCH
- 4 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior sliding door and exterior windows are damaged and not properly maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 01/08/2026 **Status:** CCH
- 5 **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, the interior surfaces of the home are not being maintained in a clean and sanitary condition.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 01/08/2026 **Status:** CCH

cc: Occupant

Agenda No.: 077 **Complexity Level:** - **Status:** Active
Respondent: Rubien, Daniel; Rubien, Esther **CEO:** Teresa G Rouse
 4706 Jill Pl, Lot 719, Lake Worth, FL 33463
Situs Address: 4706 Jill Pl, Lot 719, Lake Worth, FL **Case No:** C-2025-12230001

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

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, an addition has been erected or installed onto the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/09/2026 **Status:** CCH

Agenda No.: 078

Complexity Level: -

Status: Active

Respondent: St Paul, Wislin; Savari, Chrismene
6025 Westfall Rd, Lake Worth, FL 33463-5824

CEO: Teresa G Rouse

Situs Address: 6025 Westfall Rd, Lake Worth, FL

Case No: C-2026-02050025

PCN: 00-42-44-34-21-000-3790

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 are vehicles parked on the property with expired registration.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/25/2026 **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 wooden structure has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/25/2026 **Status:** CCH
- 3** **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the roofs fascia has open holes and is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 02/25/2026 **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, the wooden fence is damaged, with several missing pickets and is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/25/2026 **Status:** CCH

Agenda No.: 079

Complexity Level: -

Status: Active

Respondent: Alfonso, Gesbel
17042 30th Ln, Loxahatchee, FL 33470-3601

CEO: Omar J Sheppard

Situs Address: 17042 30th Ln N, Loxahatchee, FL

Case No: C-2026-03260012

PCN: 00-40-43-14-00-000-6200

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: 04/02/2026 **Status:** CCH
- 2** **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: 04/02/2026 **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, an interior fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2026 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

- 3 Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the fill dirt to the east side of the property requires a site development permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 12/10/2025 **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, large wooden structure on the west side of property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/10/2025 **Status:** CCH

cc: Brown, Jacquest

Agenda No.: 082	Complexity Level: -	Status: Postponed
Respondent: Asplundh, Barbara L 3340 Santa Barbara Dr, Wellington, FL 33414-7268		CEO: Christina G Stodd
Situs Address: Buck Ridge Trl, FL		Case No: C-2026-02110020
PCN: 00-40-43-21-01-000-1240		Zoned: AR
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. More specifically, construction materials observed on the west rear side of the property by the canal and the south rear side. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/18/2026 Status: CCH</p>	

Agenda No.: 083	Complexity Level: -	Status: Active
Respondent: Lapaix, Ducarmel S; Dumont, Lucienne 3922 Loni St, Lake Park, FL 33403-1016		CEO: Christina G Stodd
Situs Address: Tangerine Blvd, FL		Case No: C-2026-02050045
PCN: 00-41-42-31-00-000-1029		Zoned: AR
Violations:	<p>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.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p>More specifically please obtain a site development for the fill dirt. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 02/09/2026 Status: CCH</p>	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM

- Issued:** 01/29/2026 **Status:** CCH
- 3** **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Please trim the overgrown vegetation on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 01/29/2026 **Status:** CCH
- 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to trash and various construction debris observed openly stored on the vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/29/2026 **Status:** CCH

cc: Mckinney Group Llc

Agenda No.: 087 **Complexity Level:** - **Status:** Active
Respondent: Crisscross Concrete Cutting & Drilling INC. **CEO:** RI Thomas
270 NW 193rd St, Miami, FL 33169-3534
Situs Address: 82nd, FL **Case No:** C-2026-04090023
PCN: 00-40-42-23-00-000-7550 **Zoned:** AR

- Violations:** **1** **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/09/2026 **Status:** CCH

cc: Crisscross Concrete Cutting & Drilling Inc.

Agenda No.: 088 **Complexity Level:** - **Status:** Active
Respondent: Dixon, Rayfield Jr; Dixon, Angela R **CEO:** RI Thomas
17379 31st Rd N, Loxahatchee, FL 33470-3683
Situs Address: 17379 31st Rd N, Loxahatchee, FL **Case No:** C-2026-04100001
PCN: 00-40-43-14-00-000-5810 **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: 04/14/2026 **Status:** CCH

Agenda No.: 089 **Complexity Level:** - **Status:** Active
Respondent: Ferris, Thomas J; Ferris, Allison M **CEO:** RI Thomas
9125 Perth Rd, Lake Worth, FL 33467-6120
Situs Address: 9125 Perth Rd, Lake Worth, FL **Case No:** C-2025-12090021
PCN: 00-42-45-06-02-000-0070 **Zoned:** RE

- 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: 12/23/2025 **Status:** CCH

Agenda No.: 090 **Complexity Level:** - **Status:** Active
Respondent: Mcleod, Stephen R **CEO:** RI Thomas
16797 66th Ct N, Loxahatchee, FL 33470-3363
Situs Address: 16797 66th Ct N, Loxahatchee, FL **Case No:** C-2025-12020016
PCN: 00-40-42-36-00-000-3880 **Zoned:** AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

Violations:

- 1 **Details:** Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. More specifically but not limited to the amplified noise/music coming from the residence off the property.
Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 06/01/2026 **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. CCO observed numerous cars arriving to the property and loud music coming from the property with an advertisement for a commercial party event at the residence.
Code: Unified Land Development Code - 1.A.2
Issued: 06/01/2026 **Status:** SIT

cc: Commissioners

Agenda No.: 095

Complexity Level: 1

Status: Active

Respondent: Boratko, Bert R

9737 SW 2nd St, Boca Raton, FL 33428-4353

CEO: Adam F Moulton

Type: Repeat

Situs Address: 9737 SW 2nd St, Boca Raton, FL

Case No: C-2026-05120007

PCN: 00-42-47-30-08-017-0460

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: 05/12/2026 **Status:** SIT

Agenda No.: 096

Complexity Level: 2

Status: Active

Respondent: Bar, Adam

13743 Persimmon Blvd, West Palm Beach, FL 33411-8150

CEO: Christina G Stodd

Situs Address: 13743 Persimmon Blvd, West Palm Beach, FL

Case No: C-2025-10030019

PCN: 00-41-43-04-00-000-7560

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.

Please obtain a site development permit for the fill dirt.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/08/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

PCN: 00-41-43-04-00-000-7560

Zoned: AR

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, chain link fencing and gates have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2026 Status: CCH</p> |
| 2 | <p>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.</p> <p style="text-align: center;">More specifically, barbed wire fencing is prohibited.</p> <p>Code: Unified Land Development Code - 5.B.1.A.2.b.5.eDangerousMaterials
Issued: 03/18/2026 Status: CCH</p> |

Agenda No.: 098

Complexity Level: 1

Status: Active

Respondent: Neira, Andres

CEO: Joanna Mirodias

9228 Pinion Dr, Lake Worth, FL 33467-1067

Situs Address: 9228 Pinion Dr, Lake Worth, FL

Case No: C-2024-05150030

PCN: 00-42-44-19-01-004-0070

RE: Request for hearing to challenge imposition of fine.

Agenda No.: 099

Complexity Level: 1

Status: Active

Respondent: Neira, Andres

CEO: Joanna Mirodias

9228 Pinion Dr, Lake Worth, FL 33467-1067

Situs Address: 9228 Pinion Dr, Lake Worth, FL

Case No: C-2023-07200027

PCN: 00-42-44-19-01-004-0070

RE: Request for hearing to challenge imposition of fine.

Agenda No.: 100

Complexity Level: -

Status: Active

Respondent: The Fountains of Palm Beach Condominium, Inc

CEO: Jose Feliciano

2090 Palm Beach Lakes Blvd, Ste 502, West Palm Beach, F
33409

Situs Address: 4154 Tivoli Ct, Lake Worth, FL

Case No: C-2025-09250023

PCN: 00-42-44-27-13-000-

RE: Request to Rescind Special Magistrate Order dated February 4, 2026, due to: Wrong association cited.

cc: Grs Community Mangement

Agenda No.: 101

Complexity Level: 1

Status: Active

Respondent: Lorraine Hubble Knowles, Life Tenant; and Douglas J.

CEO: Nedssa Miranda

Knowles, Remainderman

6611 Wallis Rd, West Palm Beach, FL 33413-1638

Situs Address: 6611 Wallis Rd, West Palm Beach, FL

Case No: C-2026-01200182

PCN: 00-42-43-27-05-005-1690

RE: Request to Rescind Special Magistrate Order dated April 15, 2026, due to: Change of Ownership.

Agenda No.: 102

Complexity Level: 1

Status: Active

Respondent: 1115 STALLION LLC

CEO: Jill L Lovett

2101 Vista Pkwy, Ste 284, West Palm Beach, FL 33411

Type: Irreparable

Situs Address: 4664 Schall Way, West Palm Beach, FL

Case No: C-2026-06060001

PCN: 00-42-43-24-00-000-7270

Zoned: RM

Violations:

- | | |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>Details: Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. More specifically but not limited to the amplified noise/music coming from the residence off the property.</p> <p>Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 06/09/2026 Status: SIT</p> |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM**

2 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. CCO observed numerous cars on the property and loud music coming from the property with an advertisement for a commercial party event at the residence.

Code: Unified Land Development Code - 1.A.2
Issued: 06/09/2026 **Status:** SIT

cc: Commissioners

Agenda No.: 103 **Complexity Level:** 1 **Status:** Active
Respondent: 1115 STALLION LLC **CEO:** Jill L Lovett
 2101 Vista Pkwy, Ste 284, West Palm Beach, FL 33411 **Type:** Irreparable
Situs Address: 4664 Schall Way, West Palm Beach, FL **Case No:** C-2026-06070001
PCN: 00-42-43-24-00-000-7270 **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. Observation: CCO observed numerous vehicles parked at the property and going up the driveway/private road. Swap meet/commercial sales also observed with advertisement for the sales. There was also amplified noise coming off the property during evening inspection

Code: Unified Land Development Code - 1.A.2
Issued: 06/09/2026 **Status:** SIT

2 **Details:** Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. More specifically but not limited to the amplified noise/music coming from the residence off the property.

Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 06/09/2026 **Status:** SIT

cc: Commissioners

Agenda No.: 104 **Complexity Level:** 1 **Status:** Active
Respondent: 1115 Stallion LLC **CEO:** Jill L Lovett
 2101 Vista Pkwy, Ste 284, West Palm Beach, FL 33411 **Type:** Irreparable
Situs Address: 4664 Schall Way, West Palm Beach, FL **Case No:** C-2026-06130001
PCN: 00-42-43-24-00-000-7270 **Zoned:** RM

Violations:

1 **Details:** Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. More specifically but not limited to the amplified noise/music coming from the residence off the property with an announcer on a mic. DJ type music/sounds could be heard coming from the property.

Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 06/15/2026 **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. CCO observed numerous cars arriving to the property and loud music coming from the property with an advertisement for a commercial party event at the residence.

Code: Unified Land Development Code - 1.A.2
Issued: 06/15/2026 **Status:** SIT

cc: Commissioners

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 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. "