







**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**AUGUST 05, 2026 9:00 AM**

- 4 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. There is an ongoing water intrusion above the washing machine in the laundry area. Water has penetrated the ceiling from above and drips through to the laundry room at times.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 03/27/2026 **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. There is staining on the kitchen ceiling that appears to be consistent with water intrusion. The stained areas appear to have become more evident in subsequent inspection particularly on 4/17 shortly after a heavy rain in the area.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 03/27/2026 **Status:** CCH

**Agenda No.:** 009 **Complexity Level:** - **Status:** Removed  
**Respondent:** BDRR REAL ESTATE LLC **CEO:** Richard F Cataldo  
14444 Okeechobee Blvd, Loxahatchee Groves, FL 33470  
**Situs Address:** 14444 Okeechobee Blvd, FL **Case No:** C-2026-02040017  
**PCN:** **Zoned:**

- 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, signage in the Right-of-Way (ROW).  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 02/17/2026 **Status:** CLS

**Agenda No.:** 010 **Complexity Level:** 1 **Status:** Active  
**Respondent:** SAVIOTTI, ISABELLA; DE LOS RIOS, MONICA; DE L **CEO:** Richard F Cataldo  
RIOS, ADA  
9052 Melody Rd, Lake Worth, FL 33467-4748  
**Situs Address:** 9052 Melody Rd, Lake Worth, FL **Case No:** C-2026-04080002  
**PCN:** 00-42-44-30-01-011-0040 **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. More specifically, trailers parked in front setback.  
**Code:** Unified Land Development Code - 6.D.1.A.3.b  
**Issued:** 04/09/2026 **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. More specifically, trailers not screened from view.  
**Code:** Unified Land Development Code - 6.D.1.A.3.c  
**Issued:** 04/09/2026 **Status:** CCH
  - 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Including, but not limited to, inoperable vehicle(s), automotive parts, automotive stands, automotive jack, automotive tires, coolers, buckets, hand truck, and storage bins.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/09/2026 **Status:** CCH
  - 4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked on lawn.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 04/09/2026 **Status:** CCH

**cc:** De Los Rios, Ada  
De Los Rios, Monica

**Agenda No.:** 011 **Complexity Level:** 1 **Status:** Active  
**Respondent:** AFO VENTURES LLC **CEO:** Darrin L Emmons  
8225 La Jolla Vista Ln, Lake Worth, FL 33467





**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**AUGUST 05, 2026 9:00 AM**

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

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, landfill has been installed onto yard area without required permits or approvals.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
PBC Amendments to FBC 8th Edition (2023) - 110.10

**Issued:** 02/20/2026 **Status:** CCH

**Agenda No.:** 014 **Complexity Level:** - **Status:** Active  
**Respondent:** Ortiz, Alberto Jr; Ortiz, Blanca J **CEO:** Jose Feliciano  
3421 Grace Ave, Lake Worth Beach, FL 33461-2751

**Situs Address:** 3421 Grace Ave, Lake Worth, FL **Case No:** C-2025-08270029  
**PCN:** 00-42-44-24-18-000-0471 **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. Specifically: chain link and wooden fences are in disrepair throughout property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 08/27/2025 **Status:** CCH

**2 Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Specifically; driveway asphalt surface is deteriorated and in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 08/27/2025 **Status:** CCH

**Agenda No.:** 015 **Complexity Level:** - **Status:** Active  
**Respondent:** Wpb Shops LLC **CEO:** Jose Feliciano  
8950 SW 74th Ct, Ste 106, Miami, FL 33156

**Situs Address:** 1336 S Military Trl, West Palm Beach, FL **Case No:** C-2026-01090017  
**PCN:** 00-42-44-12-00-000-1490 **Zoned:** UI

**Violations:**

**1 Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 01/13/2026 **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. Specifically; trash debris and litter is openly stored throughout property, especially the rear parking area of 1336 S Military Tr.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 01/13/2026 **Status:** CCH

**CODE COMPLIANCE  
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- 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. Specifically; two inoperative motor vehicles with flat tires parked at the rear of 1336 S Military Tr.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 01/13/2026 **Status:** CCH
- 4 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. Multiple potholes throughout parking lots especially behind 1336 S Military Tr.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 01/13/2026 **Status:** CCH

cc: Wpb Shops Llc

**Agenda No.:** 016 **Complexity Level:** - **Status:** Active  
**Respondent:** FRA REAL ESTATE 2 LLC & LOSEY DESIGNS LLC **CEO:** Caroline Foulke  
 3825 PGA Blvd, Ste 701, Palm Beach Gardens, FL 33410  
**Situs Address:** 5357 Oldsmobile Dr, Lake Worth, FL **Case No:** C-2024-06140008  
**PCN:** 00-42-44-35-00-000-5110 **Zoned:** AR

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Structures has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 10/16/2025 **Status:** CCH

cc: Building Division  
Losey, David

**Agenda No.:** 017 **Complexity Level:** - **Status:** Active  
**Respondent:** Hector, Michel **CEO:** Caroline Foulke  
 6157 Westfall Rd, Lake Worth, FL 33463-5826  
**Situs Address:** 6157 Westfall Rd, Lake Worth, FL **Case No:** C-2025-06110003  
**PCN:** 00-42-44-34-15-000-1700 **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, paver brick driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 06/11/2025 **Status:** CCH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 06/11/2025 **Status:** CCH
- 3 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height.  
**Code:** Unified Land Development Code - 5.B.1.A.2.b.1)  
**Issued:** 06/11/2025 **Status:** CCH

**Agenda No.:** 018 **Complexity Level:** - **Status:** Active  
**Respondent:** Piersaint, Marie; Piersaint, Claudy **CEO:** Caroline Foulke  
 6150 Westfall Rd, Lake Worth, FL 33463-5825  
**Situs Address:** 6150 Westfall Rd, Lake Worth, FL **Case No:** C-2025-06110020  
**PCN:** 00-42-44-34-15-000-1510 **Zoned:** RS





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**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, exterior stairway/balcony to the 2nd story door entrance has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/06/2026 **Status:** CCH

**Agenda No.:** 026

**Complexity Level:** -

**Status:** Active

**Respondent:** C. Calhoun, Trustee under the Jupiter Farms Preservation Trust u/t/a dated 5/25/2006  
 1015 10th St, Lake Park, FL 33403-2138

**CEO:** Jamie G Illicete

**Situs Address:** 16430 Jupiter Farms Rd, Jupiter, FL

**Case No:** C-2026-02060001

**PCN:** 00-42-41-07-00-000-5010

**Zoned:** AR

**Violations:**

- 1** **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
- The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
- More specifically, property being used by a Landscape Service without the proper Zoning Use Approvals.
- Code:** Unified Land Development Code - 1.A.2  
**Issued:** 02/17/2026 **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, storage containers has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 02/17/2026 **Status:** CCH
- 3** **Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. More specifically, vacant mobile home is in disrepair and not being maintained. Vacant mobile home not being maintained in a manner required of occupied structures.
- Code:** Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)  
**Issued:** 02/17/2026 **Status:** CCH
- 4** **Details:** All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. More specifically, Horizon Landscape Management sign attached to fence is installed without a building permit and is prohibited.
- Code:** Unified Land Development Code - 8.E  
**Issued:** 02/17/2026 **Status:** CCH
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fuel tanks have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 02/17/2026 **Status:** CCH













**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 2026 9:00 AM**

- 4 Details:** 8. Dumpsters  
Each use shall provide a method for the removal of refuse when individual collection, from a licensed solid waste hauler is not provided. All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable material, such as dumpsters, trash compactors, and recycling containers, shall meet the following standards:
- a. Storage Area  
A minimum of one refuse container and one recycling container shall be provided for each nonresidential project and Multifamily projects with 16 units or more. All outdoor receptacles shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet. [Ord. 2018-002] [Ord. 2021-023]
  - b. Location  
Shall be located to minimize turning and back-up movements by pick-up and removal vehicles, and shall not encroach into easements, landscape buffers, or parking spaces. [Ord. 2018-002] [Ord. 2021-023]
  - c. Setback
    - 1) Shall comply with Art. 3.E.2.E.2.b, Design when located in a Commercial Pod of a PUD. [Ord. 2018-002] [Ord. 2021-023]
    - 2) Shall be set back a minimum of 25 feet from all property lines adjacent to residential zoning districts and uses. If adjacent to a non-residential zoning district or use, the landscape buffer width shall serve as the setback. [Ord. 2018-002] [Ord. 2021-023]
  - d. Screening  
Shall be screened from view by a solid opaque enclosure. The open end of the enclosure shall have an opaque gate which provides a minimum of ten feet of clearance when open for service. All exposed exterior sides of the enclosure, other than the open end, shall be landscaped with one 36- inch-high shrub planted 24 inches on center. If improvements are proposed for previously approved storage areas, screening shall be provided to the greatest extent possible. Enclosure vegetation planting shall not be required in any location where the planting overlaps a buffer.
- Corrections: place Dumpster within Dumpster Enclosure as required by code
- Code:** Unified Land Development Code - 5.8. a.b.c.d  
**Issued:** 02/04/2026 **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.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/04/2026 **Status:** CCH

**Agenda No.:** 036 **Complexity Level:** 1 **Status:** Active  
**Respondent:** RIDGE, BEVERLY VANDERBUG; BEVERLY VANDER RIDGE AS BENEFICIARY NAMED IN THE WILL OF LAURA S THIBODEAU  
 5784 Cartier Rd, West Palm Beach, FL 33417-4308 **CEO:** Nedssa Miranda  
**Situs Address:** 6528 Bishoff Rd, 2, West Palm Beach, FL **Case No:** C-2026-01200195  
**PCN:** 00-42-43-27-05-005-5010 **Zoned:**

- Violations:**
- 5 Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 01/23/2026 **Status:** CCH
- 6 Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

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**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 01/23/2026 **Status:** CCH

**Agenda No.:** 037 **Complexity Level:** 1 **Status:** Active  
**Respondent:** MARK STANISLAWSKI AND JODY STANISLAWSKI **CEO:** Nedssa Miranda  
CO-TRUSTEES OF THE 1485 RANCHETTE ROAD LAN  
TRUST DATED DECEMBER 20TH 2021  
1463 Ranchette Rd, West Palm Beach, FL 33415-1441

**Situs Address:** 1485 Ranchette Rd, West Palm Beach, FL **Case No:** C-2026-01070013  
**PCN:** 00-42-44-10-00-000-1460 **Zoned:** AR

- Violations:**
- 1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.  
  
Please remove everything you place on the ROW or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 03/03/2026 **Status:** CCH
  
  - 2 **Details:** Pursuant to Article 5.B.1.A.b, Location, no accessory structure may be located on a lot separate from the principal structure. Any structure, including the fence, that is located in the R-O-W will, therefore, have to be removed.  
  
Please remove everything you place on the ROW or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000  
**Code:** Unified Land Development Code - 5.B.1.A.b  
**Issued:** 03/03/2026 **Status:** CCH

**Agenda No.:** 038 **Complexity Level:** 1 **Status:** Active  
**Respondent:** HILL, JOHN A; HILL, KAREN ELIZABETH **CEO:** Nedssa Miranda  
6120 14th Pl S, West Palm Beach, FL 33415-4518  
**Situs Address:** 6120 14th Pl S, West Palm Beach, FL **Case No:** C-2026-01070017  
**PCN:** 00-42-44-10-00-000-1420 **Zoned:** AR

- Violations:**
- 1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.  
  
Please remove everything you place on the ROW AND EASEMENT or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 03/03/2026 **Status:** CCH
  
  - 2 **Details:** Pursuant to Article 5.B.1.A.b, Location, no accessory structure may be located on a lot separate from the principal structure. Any structure, including the fence, that is located in the R-O-W will, therefore, have to be removed.  
  
Please remove everything you place on the ROW AND EASEMENT or obtain a Right-of-way permit from the Land Development Division. For questions on items in the ROW please contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Or Land Development 561-684-4000  
**Code:** Unified Land Development Code - 5.B.1.A.b  
**Issued:** 03/03/2026 **Status:** CCH



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**AUGUST 05, 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, vegetation is planted in the Right-of-way.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 03/05/2026 **Status:** CCH

cc: Acevedo, Eduardo

**Agenda No.:** 041 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Gonzalez, Denis Castro **CEO:** Joanna Mirodias  
 5980 Lake Osborne Dr, Lake Worth Beach, FL 33461-6173  
**Situs Address:** 5980 Lake Osborne Dr, Lake Worth, FL **Case No:** C-2026-02190007  
**PCN:** 00-43-44-32-05-018-0230 **Zoned:** RS

**Violations:** 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the concrete wall on the west side of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 03/24/2026 **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 fences have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 03/24/2026 **Status:** CCH

3 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  
 a. The barrier must be at least four (4) feet high on the outside.  
 b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.  
 c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.  
 d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 03/24/2026 **Status:** CCH

4 **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, concrete around the storm drain has been erected or installed without a valid Right-of-way permit.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030  
**Issued:** 03/24/2026 **Status:** CCH

**Agenda No.:** 042 **Complexity Level:** 1 **Status:** Active  
**Respondent:** BOCA POWERLINE FEE LLC **CEO:** Adam F Moulton  
 21073 Powerline Rd, 57, Boca Raton, FL 33433  
**Situs Address:** 21077 Powerline Rd, Building C, Boca Raton, FL **Case No:** C-2025-12040005





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 2026 9:00 AM**

**Violations:**

- 1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Fence has multiple areas in disrepair and needs to either be fully repaired entirely or replaced.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 05/08/2026 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 05/08/2026 **Status:** CCH

**Agenda No.:** 046 **Complexity Level:** - **Status:** Active  
**Respondent:** T.A.P. CARE INCORPORATED **CEO:** Nick N Navarro  
 5047 Summit Blvd, West Palm Beach, FL 33415  
**Situs Address:** 5047 Summit Blvd, West Palm Beach, FL **Case No:** C-2025-12180017  
**PCN:** 00-42-44-02-01-000-0370 **Zoned:** RM

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
 >> More specifically, loft built out without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/29/2025 **Status:** CCH
- 2 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.  
  
 The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.  
  
 More specifically: operating outside the current use. ( school ) . The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-520  
**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 12/29/2025 **Status:** CCH
- 3 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.  
  
 >> Obtain the required permits for the additional electrical and receptacles that were added and all other unpermitted electrical work completed.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)  
**Issued:** 12/29/2025 **Status:** CCH
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
 >> More specifically, additional bathrooms have been erected or installed without a valid building permit. Obtain the required permits for the unpermitted work completed.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/29/2025 **Status:** CCH

cc: Tap Care Incorporated

**Agenda No.:** 047 **Complexity Level:** - **Status:** Active  
**Respondent:** Arroyo, Israel **CEO:** Steve R Newell  
 9180 Bloomfield Dr, Palm Beach Gardens, FL 33410-5932  
**Situs Address:** 9180 Bloomfield Dr, Palm Beach Gardens, FL **Case No:** C-2026-02260004  
**PCN:** 00-42-42-13-01-004-0040 **Zoned:** RM

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**AUGUST 05, 2026 9:00 AM**

**Violations:** **2** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.1  
**Issued:** 02/26/2026 **Status:** CCH

**Agenda No.:** 048 **Complexity Level:** - **Status:** Active  
**Respondent:** Fyr Sfr Borrower Llc **CEO:** Steve R Newell  
1201 Hays St, Tallahassee, FL 32301-2525 United States  
**Situs Address:** 3705 William St, West Palm Beach, FL **Case No:** C-2026-03180011  
**PCN:** 00-43-42-19-02-004-0180 **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:** 03/18/2026 **Status:** CCH

**2** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.1  
**Issued:** 03/18/2026 **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. Specifically, a utility trailer.  
**Code:** Unified Land Development Code - 6.D.1.A.3.b  
**Issued:** 03/18/2026 **Status:** CCH

**Agenda No.:** 049 **Complexity Level:** - **Status:** Active  
**Respondent:** Lopez, Miguel; Lopez, Irma **CEO:** Steve R Newell  
296 Flamingo Pt N, Jupiter, FL 33458-8347  
**Situs Address:** 3602 William St, West Palm Beach, FL **Case No:** C-2026-04210016  
**PCN:** 00-43-42-19-02-001-0091 **Zoned:** RM

**Violations:** **2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/22/2026 **Status:** CCH

**Agenda No.:** 050 **Complexity Level:** - **Status:** Active  
**Respondent:** MASCHMEYER PROPERTIES 9120 LLC **CEO:** Steve R Newell  
777 S Flagler Dr, Ste 500 E, West Palm Beach, FL 33401  
**Situs Address:** 9072 Old Dixie Hwy, West Palm Beach, FL **Case No:** C-2026-04270020  
**PCN:** 00-43-42-17-01-000-0030 **Zoned:** RH

**Violations:** **1** **Details:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)  
**Issued:** 05/01/2026 **Status:** CCH

**2** **Details:** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.  
Specifically, the septic/plumbing is not properly working.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)  
**Issued:** 05/01/2026 **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.  
Specifically, the fascia has rotting wood  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)



**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 2026 9:00 AM**

**PCN:** 00-41-45-13-00-000-1030

**Zoned:** AGR

**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, but not limited to: Obtain all required permitting and approvals for this parcel, to include the two entrances on S. State Road 7, electronic gates and access system, landscape berm along S. State Road 7, fencing, irrigation/drainage pump(s), excavation of retention pond and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval.
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 10/10/2025 **Status:** CCH
- 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:** 10/10/2025 **Status:** CCH

cc: Polo Capital Llc

**Agenda No.:** 054

**Complexity Level:** 2

**Status:** Active

**Respondent:** POLO CAPITAL LLC

**CEO:** Richard W Padgett

240 Crandon Blvd, Ste 250, Key Biscayne, FL 33149-1620

**Situs Address:** S State Road 7, FL

**Case No:** C-2025-10100010

**PCN:** 00-41-45-13-03-001-0080

**Zoned:** AGR-PUD/P

**Violations:**

- 1** **Details:** Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.
- On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
- Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1  
**Issued:** 10/10/2025 **Status:** CCH
- 2** **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, but not limited to: Obtain all required permitting and approvals for this former row crop parcel and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval.
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 2026 9:00 AM**

**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, but not limited to: Obtain all required permitting and approvals for this parcel, to include the driveway on Osprey Pond Ln., electronic gates and access system, chain link fence, excavation of retention pond and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval.  
**Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 10/10/2025 **Status:** CCH
- 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:** 10/10/2025 **Status:** CCH

cc: Polo Capital Llc

**Agenda No.:** 059

**Complexity Level:** 2

**Status:** Active

**Respondent:** POLO CAPITAL LLC

**CEO:** Richard W Padgett

240 Crandon Blvd, Ste 250, Key Biscayne, FL 33149-1620

**Situs Address:** 116th Ter S, FL

**Case No.:** C-2025-10100018

**PCN:** 00-41-45-13-06-001-0010

**Zoned:** AGR-PUD/P

**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, but not limited to: Obtain all required permitting and approvals for this parcel, to include the driveway on 116th Ter. S., electronic gates and access system, irrigation/drainage pump(s), excavation of retention ponds, barns, stalls and any other structure(s) or improvements of the parcel that require Floodplain Development permitting or approval.  
**Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C  
**Issued:** 10/10/2025 **Status:** CCH
- 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:** 10/10/2025 **Status:** CCH





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 2026 9:00 AM**

**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.
- More specifically please obtain a site development permit to address the clearing of the lot and any added fill.
- Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1  
**Issued:** 04/08/2026 **Status:** CCH
- 2 Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically please obtain a site development permit to address the clearing of the lot and any added fill.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
**Issued:** 04/08/2026 **Status:** CCH
- 3 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, there is a large amount of vegetative and tree debris that is stored in the middle of the vacant lot.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/08/2026 **Status:** CCH

**Agenda No.:** 066 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Esposito, Daniel Lee Sr; Esposito, Sally A **CEO:** Christina G Stodd  
 15554 Tangerine Blvd, Loxahatchee, FL 33470-3414  
**Situs Address:** 15554 Tangerine Blvd, Loxahatchee, FL **Case No:** C-2026-04130018  
**PCN:** 00-41-42-31-00-000-3029 **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:** 04/13/2026 **Status:** CLS

**Agenda No.:** 067 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Orozco, Alain; Orozco, Ivette **CEO:** Christina G Stodd  
 13505 Key Lime Blvd, West Palm Beach, FL 33412-2149  
**Situs Address:** 13505 Key Lime Blvd, West Palm Beach, FL **Case No:** C-2026-01150021  
**PCN:** 00-41-42-28-00-000-5120 **Zoned:** AR

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 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 and gates around the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/22/2026 **Status:** CCH
- 3** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  
a. The barrier must be at least four (4) feet high on the outside.  
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.  
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 01/22/2026 **Status:** CCH

**Agenda No.:** 068 **Complexity Level:** - **Status:** Active  
**Respondent:** Flores-Franco, Hector Jose **CEO:** RI Thomas  
URS LAS CHIMENEAS AV 93 A NO, 114-160 APTO 10-I  
Valencia, Venezuela  
**Situs Address:** 16744 E Brighton Dr, Loxahatchee, FL **Case No:** C-2026-01210019  
**PCN:** 00-40-43-25-00-000-3380 **Zoned:** AR

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, alterations has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 03/17/2026 **Status:** CCH

**Agenda No.:** 069 **Complexity Level:** - **Status:** Active  
**Respondent:** Hickman, Robert; Hickman, Pamela A **CEO:** RI Thomas  
7670 Ellen Ln, Royal Palm Beach, FL 33411  
**Situs Address:** 7670 Ellen Ln, West Palm Beach, FL **Case No:** C-2026-02060023  
**PCN:** 00-42-43-27-05-006-4404 **Zoned:** AR

**Violations:**

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 03/13/2026 **Status:** CCH
- 2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)  
**Issued:** 03/13/2026 **Status:** CCH

**Agenda No.:** 070 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Mccabe, Martin C **CEO:** RI Thomas  
120 Armadillo Way, West Palm Beach, FL 33411-3817  
**Situs Address:** 120 Armadillo Way, West Palm Beach, FL **Case No:** C-2025-12100024  
**PCN:** 00-42-43-27-05-006-4406 **Zoned:** AR

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 2026 9:00 AM**

**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:** 12/23/2025 **Status:** CCH
- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/23/2025 **Status:** CCH
- 3 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 12/23/2025 **Status:** CCH

**Agenda No.:** 071

**Complexity Level:** -

**Status:** Active

**Respondent:** Lopez, Juana C

**CEO:** Charles Zahn

2768 Cherokee Ct, West Palm Beach, FL 33406-5909

**Situs Address:** 2768 Cherokee Rd, West Palm Beach, FL

**Case No:** C-2025-07010001

**PCN:** 00-43-44-08-15-002-0110

**Zoned:** RS

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, converted the garage into living space without a valid building permit. The final inspection shall be made after all work required by the building permit is completed. More Specifically, no final inspection on file for the conversion of the garaged into living space.  
No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
PBC Amendments to FBC 8th Edition (2023) - 110.3.11  
PBC Amendments to FBC 8th Edition (2023) - 111.1  
**Issued:** 07/03/2025 **Status:** CCH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/03/2025 **Status:** CCH
- 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 # M2020-031671-0000 has become inactive or expired.  
The final inspection shall be made after all work required by the building permit is completed. More Specifically, Permit M2020-031671-0000 is inactive and does not have a final inspection.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
PBC Amendments to FBC 8th Edition (2023) - 110.3.11  
**Issued:** 07/03/2025 **Status:** CCH

**Agenda No.:** 072

**Complexity Level:** 1

**Status:** Active

**Respondent:** BOCA PIER ASSOCIATES, LLC.

**CEO:** Adam F Moulton

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 2026 9:00 AM**

215 N Federal Hwy, Boca Raton, FL 33432-3992

**Situs Address:** 9033 Glades Rd, Boca Raton, FL  
**PCN:** 00-42-43-27-05-077-0962

**Case No:** C-2026-03050009  
**Zoned:** MUPD

**Violations:**

- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2016-026482-0000 has become inactive or expired.  
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, E-2016-026482-0000 does not have a Certificate of Completion.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 05/12/2026 **Status:** CCH

**Agenda No.:** 073

**Complexity Level:** -

**Status:** Active

**Respondent:** Wilson, Katie J; Wilson, Tyler G  
1403 Tahoe Ct, Lake Worth Beach, FL 33461-6018

**CEO:** Charles Zahn

**Situs Address:** 1403 Tahoe Ct, Lake Worth, FL  
**PCN:** 00-43-44-32-01-003-0060

**Case No:** C-2026-02170006  
**Zoned:** RS

**Violations:**

- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically, boat(s) parked in the front yard area.  
**Code:** Unified Land Development Code - 6.D.1.A.3.b  
**Issued:** 02/17/2026 **Status:** CCH
- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicle (s) parked on the grass.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 02/17/2026 **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 fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 02/17/2026 **Status:** CCH

**Agenda No.:** 074

**Complexity Level:** -

**Status:** Active

**Respondent:** CHAPMAN, LAURA LEE  
4985 Clinton Blvd, Lake Worth, FL 33463-2270

**CEO:** Caroline Foulke

**Situs Address:** 4985 Clinton Blvd, Lake Worth, FL  
**PCN:** 00-42-44-24-10-000-7160

**Case No:** C-2025-07140026  
**Zoned:** RM

**Violations:**

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/18/2025 **Status:** CCH

**Agenda No.:** 075

**Complexity Level:** -

**Status:** Active

**Respondent:** MARIANO, OMAR  
6110 Lambeth Cir, Lake Worth, FL 33463-6721

**CEO:** Caroline Foulke

**Situs Address:** 6110 Lambeth Cir, Lake Worth, FL  
**PCN:** 00-42-44-34-25-000-5800

**Case No:** C-2025-07280009  
**Zoned:** RS

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 05, 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, pool barrier fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 07/28/2025 **Status:** CCH

**Agenda No.:** 076

**Complexity Level:** 1

**Status:** Active

**Respondent:** FIRST CHOICE ENRICHMENT CENTER LLC  
5201 Washington Rd, Delray Beach, FL 33484-8107

**CEO:** Darrin L Emmons

**Situs Address:** 5201 Washington Rd, Delray Beach, FL

**Case No:** C-2026-03110011

**PCN:** 00-42-46-23-02-000-3090

**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:** 03/12/2026 **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, a White Buick car was observed parked in the driveway at this single-family residence with two flat tires.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 03/12/2026 **Status:** CCH
- 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
- More specifically, the fence at this single-family property has a part that is falling down
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 03/12/2026 **Status:** CCH
- 4** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.
- More specifically, the paver walkway at this residential property has missing and loose pavers, making it a safety hazard to walk on the walkway.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 03/12/2026 **Status:** CCH
- 5** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- More specifically, the garbage container was observed out near the roadway in front of this single-family property on a Wednesday when garbage collection for this area is scheduled on Tuesday and Friday.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
**Issued:** 03/12/2026 **Status:** CCH
- 6** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- More specifically, there are areas on the front of this single-family property where the paint has chipped off.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 03/12/2026 **Status:** CCH

**Agenda No.:** 077

**Complexity Level:** -

**Status:** Active

**Respondent:** RODRIGUEZ, REYNALDO  
3881 Ocala Rd, Lake Worth, FL 33462-2232

**CEO:** Kareem B Graham

**Situs Address:** 3881 Ocala Rd, Lake Worth, FL

**Case No:** C-2025-12290031



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**AUGUST 05, 2026 9:00 AM**

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/29/2026 **Status:** CCH

**Agenda No.:** 080 **Complexity Level:** - **Status:** Active  
**Respondent:** Dixon, Rayfield Jr; Dixon, Angela **CEO:** Omar J Sheppard  
17379 31st Rd N, Loxahatchee, FL 33470-3683

**Situs Address:** 17379 31st Rd N, Loxahatchee, FL **Case No:** C-2026-03270012  
**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:** 04/29/2026 **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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 04/29/2026 **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:** 04/29/2026 **Status:** CCH

**Agenda No.:** 081 **Complexity Level:** - **Status:** Active  
**Respondent:** LAWRENCE, JAPHETH; RODRIGUES, ORIANA A **CEO:** Richard F Cataldo  
3381 Lago De Talavera, Lake Worth, FL 33467-1069

**Situs Address:** 3306 Fargo Ave, Lake Worth, FL **Case No:** C-2026-03300007  
**PCN:** 00-42-44-19-01-008-0130 **Zoned:** AR

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a detached roofed structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 03/31/2026 **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 concrete building pad has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 03/31/2026 **Status:** CCH

cc: Japheth Lawrence And Oriana A Rodrigues

**Agenda No.:** 082 **Complexity Level:** - **Status:** Active  
**Respondent:** Medina, Guillermo V; Medina, Maria R **CEO:** RI Thomas  
16431 E Goldcup Dr, Loxahatchee, FL 33470-4132

**Situs Address:** 16431 E Goldcup Dr, Loxahatchee, FL **Case No:** C-2026-04170015  
**PCN:** 00-40-43-25-00-000-3680 **Zoned:** AR



