



CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Special Magistrate: Christy L Goddeau
Contested
Special Magistrate: Earl K Mallory
Non-Contested

- A. WELCOME
- B. STAFF ANNOUNCEMENTS / REMARKS
- C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED
- D. SCHEDULED CASES

Agenda No.:	Complexity Level: -	Status: Active								
Respondent:	Holder, Vernon E Jr; Holder, Jimette B 13639 156th St N, Jupiter, FL 33478-8524	CEO: Jen L Batchelor								
Situs Address:	13639 156th St N, Jupiter, FL	Case No: C-2026-04060021								
PCN:	00-41-41-16-00-000-4100	Zoned: AR								
Violations:	<table><tr><td>1</td><td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, ladders, plywood, fencing materials and inoperable vehicles being stored at the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/13/2026 Status: CCH</td></tr><tr><td>2</td><td>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, unlicensed vehicles stored at the property. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 04/13/2026 Status: CCH</td></tr><tr><td>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. More specifically, but not limited to, a utility trailer parked in the front yard. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 04/13/2026 Status: CCH</td></tr><tr><td>4</td><td>Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically, hurricane shutters on windows of the home. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2) Issued: 04/13/2026 Status: CCH</td></tr></table>		1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, ladders, plywood, fencing materials and inoperable vehicles being stored at the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/13/2026 Status: CCH	2	Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, unlicensed vehicles stored at the property. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 04/13/2026 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. More specifically, but not limited to, a utility trailer parked in the front yard. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 04/13/2026 Status: CCH	4	Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically, hurricane shutters on windows of the home. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2) Issued: 04/13/2026 Status: CCH
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Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Ordonez, Yander; Ordonez, Azucena	CEO: Jen L Batchelor
	13557 156th St N, Jupiter, FL 33478-8522	
Situs Address:	13557 156th St N, Jupiter, FL	Case No: C-2026-04060022
PCN:	00-41-41-16-00-000-3340	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, a large pile of trash bags, landscaping debris, pavers, pipes and the like on the east side of the property.	

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	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/13/2026	Status: CCH
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Agenda No.:	Complexity Level: -	Status: Active
Respondent: Temple, Craig H; Grisales, Yesenia R 9828 159th Ct N, Jupiter, FL 33478-9347		CEO: Jen L Batchelor
Situs Address: 9828 159th Ct N, Jupiter, FL		Case No: C-2026-02050017
PCN: 00-42-41-18-00-000-3310		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 paver driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/10/2026 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 paver parking pad to the east of the home has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/10/2026 Status: CCH	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: BOCA GARDENS HOMEOWNERS ASSOCIATION, INC 6111 Broken Sound Pkwy, Ste 200, Boca Raton, FL 33487		CEO: Steve G Bisch
Situs Address: 9112 Vineland Ct, FL		Case No: C-2026-04030014
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, exterior wall and stucco repair work including has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/14/2026 Status: CCH	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: RCK007 LLC 22103 Altona Dr, Boca Raton, FL 33428-4773		CEO: Steve G Bisch
Situs Address: 22103 Altona Dr, Boca Raton, FL		Case No: C-2026-04280019
PCN: 00-41-47-22-05-000-0880		Zoned: RT
Violations:	1 Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 05/13/2026 Status: CCH 2 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: 05/13/2026 Status: CCH	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: ROSEN REAL ESTATE LLC 150 E Palmetto Park Rd, Ste 800, Boca Raton, FL 33432		CEO: Steve G Bisch
Situs Address: 23392 Country Club Dr E, Boca Raton, FL		Case No: C-2026-02260006
PCN: 00-41-47-36-07-000-1040		Zoned: AR

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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, interior alteration work is being completed including not limited to removal of interior wall, and removal of large areas of sheetrock without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/06/2026 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, fencing has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/06/2026 Status: CCH
cc: Rosen Real Estate, Llc Rosen Real Estate, Llc	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	RREEF AMERICA REIT II CORP. J 1200 S Pine Island Rd, Plantation, FL 33324	CEO: Steve G Bisch
Situs Address:	9772 Glades Rd, Boca Raton, FL	Case No: C-2026-02120040
PCN:	00-42-47-18-12-001-0000	Zoned: CG
Violations:	1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. Observation: A temporary communications tower location has been established in the parking lot at this location including two towers generator and truck without a temporary permit Code: Unified Land Development Code - 1.A.2 Issued: 02/17/2026 Status: CCH	
cc:	Westwinds Of Boca/Prop Tax Dept 207	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Kay, Betty S 2194 E Carol Cir, West Palm Beach, FL 33415-7312	CEO: Brian Burdett
Situs Address:	2194 E Carol Cir, West Palm Beach, FL	Case No: C-2026-03030021
PCN:	00-42-44-13-11-000-0520	Zoned: RM
Violations:	1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, Open storage including but not limited to appliances, inoperative vehicles on property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/08/2026 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: 04/08/2026 Status: CCH	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	LAWRENCE, JAPHETH; RODRIGUES, ORIANA A 3381 Lago De Talavera, Lake Worth, FL 33467-1069	CEO: Richard F Cataldo
Situs Address:	3306 Fargo Ave, Lake Worth, FL	Case No: C-2026-04130010
PCN:	00-42-44-19-01-008-0130	Zoned: AR

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Violations:	1 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 04/13/2026 Status: CCH
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cc: Japheth Lawrence And Oriana A Rodrigues

Agenda No.:	Complexity Level: -	Status:	Active
Respondent:	PATCHIN, DUANE; PATCHIN, HEIDI 9737 Wood Pine Ct, Lake Worth, FL 33467-2340	CEO:	Richard F Cataldo
Situs Address:	9737 Wood Pine Ct, Lake Worth, FL	Case No:	C-2026-04060018
PCN:	00-42-44-19-04-000-2210	Zoned:	RTS
Violations:	1 Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 04/06/2026 Status: CCH 2 Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 04/06/2026 Status: CCH		

Agenda No.:	Complexity Level: -	Status:	Active
Respondent:	REAL SUB LLC 801 US Highway 1, North Palm Beach, FL 33408	CEO:	Richard F Cataldo
Situs Address:	9855 Lake Worth Rd, Lake Worth, FL	Case No:	C-2026-04140016
PCN:	00-42-44-30-05-003-0010	Zoned:	CG
Violations:	1 Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R-2023-0377 and Petition/Control # 1985-00069. More specifically, a storage container located behind the store but not shown on the site plan. Code: Unified Land Development Code - 2.A.11 Issued: 04/14/2026 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 storage container has been placed behind the store without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/14/2026 Status: CCH		

cc: Real Sub Llc

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Agenda No.:	Complexity Level: -	Status: Active
Respondent: SOAPY SHARK SR 7 LLC		CEO: Richard F Cataldo
	4800 N Federal Hwy, Unit E-100, Boca Raton, FL 33431	
Situs Address: 5301 S State Road 7, Lake Worth, FL		Case No: C-2026-03170008
PCN: 00-42-43-27-05-035-0091		Zoned: CG
Violations:	1 Details: A violation of any condition in a DO shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #2000-262 and Petition #1983-00127. A. The violation shall be rectified prior to any public hearing, public meeting, or DRO review on the issuance of any subsequent DO for that project, unless the subsequent application seeks to amend the condition that has been violated. Unless otherwise specified in the DO, an approved use must comply with all conditions prior to implementing the approval. [Ord. 2020-020] B. The violation shall be subject to any and all enforcement procedures available as provided by Art. 10, Enforcement and by all applicable laws and Ordinances. More specifically, control number 1983-00127, per permit B-2021-055681-0000 (rev 4). Code: Unified Land Development Code - 2.A.11 Issued: 04/03/2026 Status: CCH 2 Details: Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process. Code: Unified Land Development Code - 7.E.3.B Issued: 04/03/2026 Status: CCH	

cc: Soapy Shark Sr 7 Llc
Soapy Shark Sr 7 Llc

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Alpmen, Selim A	CEO: Darrin L Emmons
	2090 Keystone Blvd, Miami, FL 33181-2629	
Situs Address:	Sunrise Blvd, Delray Beach, FL	Case No: C-2026-04160024
PCN:	00-42-46-11-04-000-1081	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, there are pieces of metal, a couch, piano and other items openly stored on this vacant residential lot. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/17/2026Status: CCH 2 Details: Parking shall be prohibited on all vacant properties. More specifically, a recreational vehicle and trailer were observed on this vacant lot. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 04/17/2026Status: CCH	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Horeb, Fritz; Horeb, Marie	CEO: Darrin L Emmons
	5149 Palm Ridge Blvd, Delray Beach, FL 33484-1113	
Situs Address:	5149 Palm Ridge Blvd, Delray Beach, FL	Case No: C-2026-04160018
PCN:	00-42-46-11-02-000-1130	Zoned: AR
Violations:	2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, there was a vehicle parked on the grass up near the residence. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 04/17/2026Status: CCH	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	FKH SFR R LP	CEO: Jose Feliciano
	1200 S Pine Island Rd, Plantation, FL 33324	
Situs Address:	32 W Palm Ave, Lake Worth, FL	Case No: C-2025-11040002
PCN:	00-42-44-28-04-000-1610	Zoned: RS

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Violations:	1 Details: Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed. Specifically; all vegetation at property east yard area and property line is extensively overgrown and not being maintained. Code: Unified Land Development Code - 7.F.3.A.1 Issued: 11/04/2025 Status: CCH
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cc: Fkh Sfr R Lp

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Joinvil, Joseph Yves; Thevenin Joinvil, Marie Michelle 5541 Haverford Way, Lake Worth, FL 33463-6644		CEO: Jose Feliciano
Situs Address: 5541 Haverford Way, Lake Worth, FL		Case No: C-2026-02240025
PCN: 00-42-44-34-13-000-0150		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, approved concrete driveway of property has been expanded with additional parking areas that have been erected or installed without a valid building permit or required approvals. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/26/2026 Status: CCH 2 Details: No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. More Specifically; parking motor vehicles on County R-O-W sidewalk areas is prohibited by this code section. Code: Unified Land Development Code - 6.D.1.A.1.a Issued: 02/26/2026 Status: CCH	

Agenda No.:	Complexity Level: -	Status: Active								
Respondent: 1137 LLC 6712 Hatteras Dr, Lake Worth, FL 33467		CEO: Caroline Foulke								
Situs Address: 4663 Springfield St, Lake Worth, FL		Case No: C-2026-04170024								
PCN: 00-42-44-24-10-000-0830		Zoned: RM								
Violations:	<table><tr><td>1</td><td>Details: All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition. Code: Palm Beach County Property Maintenance Code - Section 14-32 (a) Issued: 04/23/2026 Status: CCH</td></tr><tr><td>2</td><td>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: 04/23/2026 Status: CCH</td></tr><tr><td>3</td><td>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: 04/23/2026 Status: CCH</td></tr><tr><td>4</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence, wood, chain-link has been erected or installed without a valid building permit.</td></tr></table>		1	Details: All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition. Code: Palm Beach County Property Maintenance Code - Section 14-32 (a) Issued: 04/23/2026 Status: CCH	2	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: 04/23/2026 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: 04/23/2026 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, fence, wood, chain-link has been erected or installed without a valid building permit.
1	Details: All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition. Code: Palm Beach County Property Maintenance Code - Section 14-32 (a) Issued: 04/23/2026 Status: CCH									
2	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: 04/23/2026 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: 04/23/2026 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, fence, wood, chain-link has been erected or installed without a valid building permit.									

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1	
Issued: 04/23/2026	Status: CCH

cc: 1137 Llc

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: IH4 PROPERTY FLORIDA LP INVITATION HOMES C/C	CEO: Kareem B Graham	
	2525 W Frye Rd, Ste 300, Chandler, AZ 85224-6287	
Situs Address: 7640 Colony Palm Dr, Boynton Beach, FL	Case No: C-2026-04140008	
PCN: 00-42-45-12-18-000-0520	Zoned: PUD	
Violations:	2 Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, there are clear signs of water intrusion around the rear sliding glass door. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 04/27/2026 Status: CCH	
cc: Ih4 Property Florida Lp Invitation Homes C/O		

Agenda No.:	Complexity Level: -	Status: Active
Respondent: ESTATES OF BOYNTON WATERS WEST CORP	CEO: Dennis A Hamburger	
	6849 Cobia Cir, Boynton Beach, FL 33437-3644	
Situs Address: 6652 Cobia Cir, Boynton Beach, FL	Case No: C-2026-05150021	
PCN: 00-42-45-22-19-000-1100	Zoned: RTS	
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: 05/19/2026 Status: CCH 2 Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 05/19/2026 Status: CCH 3 Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Building pert B-2008-021886-0000.. Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/19/2026 Status: CCH	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: FKH SFR R LP	CEO: Dennis A Hamburger	
	600 Galleria Pkwy, Ste 300, Atlanta, GA 30339-8146	
Situs Address: 5227 Adams Rd, Delray Beach, FL	Case No: C-2026-02020014	
PCN: 00-42-46-23-02-000-2320	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, exterior and interior renovations 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.:	Complexity Level: 1	Status: Active
Respondent: Mock, Patricia	CEO: Dennis A Hamburger	
	12306 Pleasant Green Way, Boynton Beach, FL 33437-2051	
Situs Address: 12306 Pleasant Green Way, Boynton Beach, FL	Case No: C-2026-05110031	
PCN: 00-42-46-02-06-000-0270	Zoned: RT	
Violations:	1 Details: Every window, door and frame shall be kept in sound condition, good repair and weather tight. Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) Issued: 05/14/2026 Status: CCH 2 Details: All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Code: Palm Beach County Property Maintenance Code - Section 14-33 (n) Issued: 05/14/2026 Status: CCH	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/14/2026 Status: CCH
4	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 05/14/2026 Status: CCH

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Obrien, Patricia 14672 Country Side Ln, Delray Beach, FL 33484-3503		CEO: Dennis A Hamburger
Situs Address: 14672 Country Side Ln, Delray Beach, FL		Case No: C-2026-03120002
PCN: 00-42-46-15-12-001-0090		Zoned: RH
Violations:	1Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, impact windows have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/12/2026 Status: CCH	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: Rashid, Doralis M 5479 Pine Tree Dr, Delray Beach, FL 33484-1130		CEO: Dennis A Hamburger
Situs Address: 5479 Pine Tree Dr, Delray Beach, FL		Case No: C-2025-10140024
PCN: 00-42-46-11-04-000-0762		Zoned: AR
Violations:	5Details: 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 enclosed patio has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 10/22/2025 Status: CCH	

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Stanco, Jane; Stanco, Michael R; Stanco, Robert J 733 Burgundy P, Delray Beach, FL 33484-5444		CEO: Dennis A Hamburger
Situs Address: 733 Burgundy P, Delray Beach, FL		Case No: C-2026-02190002
PCN: 00-42-46-23-05-016-7330		Zoned: RH
Violations:	1Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, impact windows have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/19/2026 Status: CCH	

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Gonzalez, Emanuel; Ferraro, Rosalie 17968 Winterhawk Trl, Jupiter, FL 33478-4704		CEO: Jamie G Illicete
Situs Address: 17968 Winterhawk Trl, Jupiter, FL		Case No: C-2025-10020011
PCN: 00-41-41-02-00-000-1600		Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 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, fill has been brought onto property to fill pond with a site development and fill permit. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 10/02/2025 Status: CCH
	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed on the south 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: 10/02/2025 Status: CCH

Agenda No.:	Complexity Level: -	Status: Active		
Respondent:	Sheppard, Kaycee 1944 Wheeler Rd, North Palm Beach, FL 33408-2837	CEO: Jamie G Illicete		
Situs Address:	1944 Wheeler Rd, North Palm Beach, FL	Case No: C-2026-04240024		
PCN:	00-43-42-04-00-000-3730	Zoned: RH		
Violations:	<table><tr><td>1</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. More specifically, boat with accompanying trailer improperly parked and not screened from view. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 05/26/2026 Status: CCH</td></tr></table>		1	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, boat with accompanying trailer improperly parked and not screened from view. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 05/26/2026 Status: CCH
1	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, boat with accompanying trailer improperly parked and not screened from view. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 05/26/2026 Status: CCH			

Agenda No.:	Complexity Level: -	Status: Active						
Respondent:	Zabik, Fidel; Len, Belinda 225 Murcia Dr, Apt 308, Jupiter, FL 33458-2759	CEO: Jamie G Illicete						
Situs Address:	10706 165th Rd N, Jupiter, FL	Case No: C-2026-02240010						
PCN:	00-41-41-12-00-000-3220	Zoned: AR						
Violations:	<table><tr><td>1</td><td> Details: A) 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, regrading land, stockpiling fill, clearing vegetation and site preparation for construction is occurring on property without obtaining a site development building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/24/2026 Status: CCH </td><td></td></tr><tr><td>2</td><td> Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of construction debris, lumber, garbage, trash or similar items on the property. </td><td></td></tr></table>		1	Details: A) 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, regrading land, stockpiling fill, clearing vegetation and site preparation for construction is occurring on property without obtaining a site development building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/24/2026 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 construction debris, lumber, garbage, trash or similar items on the property.	
1	Details: A) 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, regrading land, stockpiling fill, clearing vegetation and site preparation for construction is occurring on property without obtaining a site development building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/24/2026 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 construction debris, lumber, garbage, trash or similar items on the property.							

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/24/2026

Status: CCH

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: -

Ipina, Arturo; Ipina, Veronica
5837 Westfall Rd, Lake Worth, FL 33463-6732

5837 Westfall Rd, Lake Worth, FL

00-42-44-34-26-000-5120

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 overhead garage door has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/20/2026

Status: Active

CEO: Ray F Leighton

Case No: C-2026-05190012

Zoned: RS

Status: CCH

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: -

Smith, Michael J; Carrillo, Elizabeth
1910 Meadow Ct, West Palm Beach, FL 33406-6750

1910 Meadow Ct, West Palm Beach, FL

00-43-44-08-18-000-0220

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: 04/28/2026

Status: Active

CEO: Ray F Leighton

Case No: C-2026-03250002

Zoned: RS

Status: CCH

Agenda No.:

Respondent:

Situs Address:

PCN:

Violations:

Complexity Level: 1

Werberger, Abraham; Werberger, Benny
1622 51st St, Brooklyn, NY 11204-1416

178 Somerset I, West Palm Beach, FL

00-42-43-23-34-009-1780

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, storm shutters have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2026

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, windows have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2026

Status: Active

CEO: Jill L Lovett

Case No: C-2026-02100022

Zoned: RH

Status: CCH

Status: CCH

cc: Resident

Agenda No.:

Respondent:

Situs Address:

PCN:

Complexity Level: -

Taylor, Ronald E
17145 69th St N, Loxahatchee, FL 33470-6002

17107 69th St N, Loxahatchee, FL

00-40-42-35-00-000-1230

Status: Active

CEO: Timothy M Madu

Case No: C-2026-01290035

Zoned: AR

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Page: 10 of 30

Print Date: 7/7/2026 03:27 PM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

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, the commercial vehicles on the property. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 01/29/2026 Status: CCH
	2	Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, the residential property is being used as a commercial storage yard. Code: Unified Land Development Code - 1.A.2 Issued: 01/29/2026 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, the open storage on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 01/29/2026 Status: CCH

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	2154 ZIP CODE PROPERTY LLC 115 N CALHOUN St, TALLAHASSEE, FL 32301 United States	CEO: Nedssa Miranda
Situs Address:	2154 Zip Code Pl, West Palm Beach, FL	Case No: C-2026-05130011
PCN:	00-42-43-24-39-001-0020	Zoned: MUPD
Violations:	1	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 05/20/2026 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. Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. Please repair and restriped the parking lot. (permit is required) Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 05/20/2026 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. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/20/2026 Status: CCH
	4	Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Maintain all exterior surfaces in accordance with Section 14-33 (b).

CODE COMPLIANCE
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	Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 05/20/2026Status: CCH
5	Details: 8. Dumpsters Each use shall provide a method for the removal of refuse when individual collection, from a licensed solid waste hauler is not provided. All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable material, such as dumpsters, trash compactors, and recycling containers, shall meet the following standards: a. Storage Area A minimum of one refuse container and one recycling container shall be provided for each nonresidential project and Multifamily projects with 16 units or more. All outdoor receptacles shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet. [Ord. 2018-002] [Ord. 2021-023] b. Location Shall be located to minimize turning and back-up movements by pick-up and removal vehicles, and shall not encroach into easements, landscape buffers, or parking spaces. [Ord. 2018-002] [Ord. 2021-023] c. Setback 1) Shall comply with Art. 3.E.2.E.2.b, Design when located in a Commercial Pod of a PUD. [Ord. 2018-002] [Ord. 2021-023] 2) Shall be set back a minimum of 25 feet from all property lines adjacent to residential zoning districts and uses. If adjacent to a non-residential zoning district or use, the landscape buffer width shall serve as the setback. [Ord. 2018-002] [Ord. 2021-023] d. Screening Shall be screened from view by a solid opaque enclosure. The open end of the enclosure shall have an opaque gate which provides a minimum of ten feet of clearance when open for service. All exposed exterior sides of the enclosure, other than the open end, shall be landscaped with one 36- inch-high shrub planted 24 inches on center. If improvements are proposed for previously approved storage areas, screening shall be provided to the greatest extent possible. Enclosure vegetation planting shall not be required in any location where the planting overlaps a buffer. place Dumpster within Dumpster Enclosure as required by code Code: Unified Land Development Code - 5.8. a.b.c.d Issued: 05/20/2026Status: CCH

cc: 2154 Zip Code Property Llc

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	BE PROACTIVE INC 70 SE 4TH Ave, Delray Beach, FL 33483	CEO: Nedssa Miranda
Situs Address:	175 N Military Trl, West Palm Beach, FL	Case No: C-2026-02200030
PCN:	00-42-43-36-08-000-0511	Zoned: CG
Violations:	3 Details: Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: i. Outdoor Storage and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations. ii. Parking and storage of vehicles and trailers shall be on an improved surface Remove all outdoor storage of merchandise, inventory, vehicles, trailers, equipment, refuse, or similar material from the required setbacks. For questions on outdoor storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 5.B.1.A.3.b Issued: 03/16/2026Status: CCH 4 Details: No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachments. Assure that all off-street parking spaces are provided and maintained for the use of customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power.	

CODE COMPLIANCE

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Code: Unified Land Development Code - 6.A.1.D.3. Unified Land Development Code - 6.D.1.A.1.a	Status: CCH
Issued: 03/16/2026	

cc: Be Proactive Inc

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: NADI ENTERPRISES LLC 225 N Military Trl, West Palm Beach, FL 33415-2117		CEO: Nedssa Miranda
Situs Address: 225 N Military Trl, West Palm Beach, FL		Case No: C-2026-02200029
PCN: 00-42-43-36-08-000-0090		Zoned: CG
Violations:	1 Details: No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. Cease parking, storing or keeping VEHICLES AND TRAILERS on any public street, or other thoroughfare or any Right-of-Way for a period exceeding one hour in any 24-hour period. Code: Unified Land Development Code - 6.D.1.A.1.a Issued: 03/04/2026Status: 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. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, FENCE. Obtain a Certificate of Completion for FENCE permit Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 03/04/2026Status: CCH 3 Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint areas of the property required maintenance. Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 03/04/2026Status: 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, ROOFING/AWNING/STRUCTURE #1 has been erected or installed without a valid building permit. Obtain required building permits for the ROOFING/AWNING/STRUCTURE #1 or remove the ROOFING/AWNING/STRUCTURE #1. 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: 03/04/2026Status: CCH	

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

Obtain required building permits for the ROOFING/AWNING/STRUCTURE #2 or remove the ROOFING/AWNING/STRUCTURE #2.

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/04/2026 **Status:** CCH
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Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ROOFING/AWNING/STRUCTURE #3 has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFING/AWNING/STRUCTURE #3 or remove the ROOFING/AWNING/STRUCTURE #3.

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: 03/04/2026 **Status:** CCH
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Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ROOFING/AWNING/STRUCTURE #4 has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFING/AWNING/STRUCTURE #4 or remove the ROOFING/AWNING/STRUCTURE #4.

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: 03/04/2026 **Status:** CCH
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Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE #1 has been erected or installed without a valid building permit.

Obtain required building permits for the SHED/STRUCTURE #1 or remove the SHED/STRUCTURE #1.

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: 03/04/2026 **Status:** CCH

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

Obtain required building permits for the SHED/STRUCTURE #2 or remove the SHED/STRUCTURE #2.

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

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

Issued: 03/04/2026 **Status:** CCH
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Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE #3 has been erected or installed without a valid building permit.

Obtain required building permits for the SHED/STRUCTURE #3 or remove the SHED/STRUCTURE #3.

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: 03/04/2026 **Status:** CCH
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Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE #4 has been erected or installed without a valid building permit.

Obtain required building permits for the SHED/STRUCTURE #4 or remove the SHED/STRUCTURE #4.

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: 03/04/2026 **Status:** CCH
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Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE #5 has been erected or installed without a valid building permit.

Obtain required building permits for the SHED/STRUCTURE #5 or remove the SHED/STRUCTURE #5.

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

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

Issued: 03/04/2026 **Status:** CCH
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Details: All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, or other supporting structures shall be prohibited.

Remove all off-site signs.

Code: Unified Land Development Code - 8.C.13

Issued: 03/04/2026 **Status:** CCH

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 02, 2026 9:00 AM

Situs Address:	5110 Wallis Rd, West Palm Beach, FL	Case No:	C-2026-04020011
PCN:	00-42-43-35-16-000-0270	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] Discontinue parking any vehicles exceeding 12,500 pounds (GVWR), or exceeding nine feet in height, or exceeding 26 feet in length. For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 04/06/2026 Status: CCH		

Agenda No.:	Complexity Level: 1	Status: Active
Respondent: SOUTHERN PLAZA ONE LLC 1601 FORUM Pl, Ste 1101, Briny Breezes, FL 33401 United States		CEO: Nedssa Miranda
Situs Address: 4911 Southern Blvd, West Palm Beach, FL		Case No: C-2026-02170027
PCN: 00-42-43-36-00-000-7990		Zoned: RM
Violations:	2 Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint the property Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 02/25/2026 Status: CCH	
cc: Southern Plaza One Llc		

Agenda No.:	Complexity Level: 1	Status:	Active
Respondent:	THOMAS D COOK INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE GEORGE MANFORD COOK TRUST UNDER AGREEMENT DATED JULY 17, 1985; THOMAS D COOK INDIVIDUALLY AND AS TRUSTEE OF THE THOMAS D COOK TRUST UNDER AGREEMENT DATED MARCH 16 1988; THOMAS D COOK AND CATHERINE COOK INDIVIDUALLY AND AS CO-TRUSTEES OF THE COOK FAMILY TRUST UNDER AGREEMENT DATED JANUARY 4 2010; MICKEY M COOK AND DOUGLAS PALMER THE SUCCESSOR OR CO-TRUSTEES OF THE JAMES R COOK TRUST UNDER AGREEMENT DATED DECEMBER 1 1988, AS AMENDED AND RESTATED APRIL 19 2007 PO BOX 29046, Phoenix, AZ 85038-9046	CEO:	Nedssa Miranda
Situs Address:	4371 Okeechobee Blvd, West Palm Beach, FL	Case No:	C-2026-05120034
PCN:	00-42-43-24-00-000-5110	Zoned:	CG
Violations:	2 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/14/2026 Status: CCH 4 Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Maintain all exterior surfaces in accordance with Section 14-33 (b). Paint the property Code: Palm Beach County Property Maintenance Code - Section 14-33 (b) Issued: 05/14/2026 Status: CCH		

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	Ramjohn, Joel Mark	CEO: Joanna Mirodias
	3762 Redman Pkwy, Boynton Beach, FL 33436 United Stat	
Situs Address:	3762 Redman Pkwy, Boynton Beach, FL	Case No: C-2025-12220013
PCN:	00-43-45-07-00-000-7040	Zoned: AR
Violations:	2Details: Section 105.1, Palm Beach County Amendments to the Florida Building Code, 8th Edition (2023), which provides that: Any owner or owner’s 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, fire protection system, or accessible or flood resistant site element, 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 to the screen enclosure were erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1. Issued: 01/12/2026Status: CCH	

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	TROPICAL BREEZE ESTATES, INC.	CEO: Joanna Mirodias
	1200 Park Central Blvd S, Pompano Beach, FL 33064	
Situs Address:	4343 Meadow View Dr, Boynton Beach, FL	Case No: C-2026-04070015
PCN:	00-42-45-24-04-008-0010	Zoned: AR
Violations:	1Details: 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 mini-split ac has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/09/2026Status: CCH 2Details: 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-1988-015304-0000 Mobile Home Tie-Down has become inactive or expired. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, permit #B-1988-015304-0000 Mobile Home Tie-Down. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.1 Issued: 04/09/2026Status: CCH 6Details: 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-1986-003257-0000 Fire Suppression 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 #M-1986-003257-0000 Fire Suppression. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 04/09/2026Status: CCH	

cc: Tropical Breeze Estates, Inc.

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

SEPTEMBER 02, 2026 9:00 AM

Agenda No.:	Complexity Level: 1	Status: Active
Respondent:	SOMERSET SHOPPES FLA LLC	CEO: Adam F Moulton
	8903 Glades Rd, Ste A-8, Boca Raton, FL 33434-4023	
Situs Address:	8903 Glades Rd, Building A, Boca Raton, FL	Case No: C-2025-10170003
PCN:	00-42-43-27-05-076-0492	Zoned: CG
Violations:	14 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-2021-014225-0000 Electrical Fire Alarm 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-2021-014225-0000 Electrical Fire Alarm 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: 10/17/2025 Status: CCH 15 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-2018-037974-0000 HVAC has become inactive or expired. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, M-2018-037974-0000 HVAC 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) - 111.1 Issued: 10/17/2025 Status: CCH 20 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-2014-019837-0000 Electrical L/V 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-2014-019837-0000 Electrical L/V 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: 10/17/2025 Status: CCH 21 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-2014-015946-0000 Sign - Wall has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2014-015946-0000 Sign - Wall 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: 10/17/2025 Status: CCH	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

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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-2013-020969-0000 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-2013-020969-0000 HVAC 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: 10/17/2025 **Status:** CCH
- 23

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-2013-006717-0000 Electrical L/V 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-2013-006717-0000 Electrical L/V 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: 10/17/2025 **Status:** CCH
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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-2010-008267-0000 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-2010-008267-0000 HVAC 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: 10/17/2025 **Status:** CCH
- 25

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-2009-020340-0000 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-2009-020340-0000 HVAC 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: 10/17/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

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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-2009-008221-0000 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-2009-008221-0000 HVAC 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: 10/17/2025 **Status:** CCH
- 27

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-2009-003139-0000 Sign - Wall has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2009-003139-0000 Sign - Wall 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: 10/17/2025 **Status:** CCH
- 28

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-2009-003138-0000 Sign - Wall has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2009-003138-0000 Sign - Wall 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: 10/17/2025 **Status:** CCH
- 29

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-2006-045508-0000 Sign - Freestanding has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2006-045508-0000 Sign - Freestanding 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: 10/17/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

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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-2005-015735-0000 Sign - Wall has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2005-015735-0000 Sign - Wall 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: 10/17/2025 **Status:** CCH
- 31

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-2004-018413-0000 Sign - Wall Supported has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2004-018413-0000 Sign - Wall Supported 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: 10/17/2025 **Status:** CCH
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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-2003-021066-0000 Sign - Wall Supported has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2003-021066-0000 Sign - Wall Supported 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: 10/17/2025 **Status:** CCH
- 33

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-2003-018379-0000 Sign - Wall Supported has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2003-018379-0000 Sign - Wall Supported 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: 10/17/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

PCN: 00-42-46-02-01-019-0000Zoned: RT

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: 04/28/2026Status: CCH
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Agenda No.:Complexity Level: -Status: Active
Respondent: SOUTH FLORIDA RENTALS LLC, SERIES 8, ACEO: 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, FLCase No: C-2026-04230015
PCN: 00-43-42-17-02-006-0280Zoned: 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, AN ENTRANCE RAILING (CONSTRUCTED OF WOOD ST THE S/E EGRESS) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/23/2026Status: CCH 2 Details: DETAIL: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. >>>MORE SPECIFICALLY, THE MOBILE HOME SKIRT ALONG THE S/W SIDE IS IN DISREPAIR. Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 04/23/2026Status: CCH
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Agenda No.:Complexity Level: -Status: Active
Respondent: Anavia Financial Home Trust, Inc.CEO: Teresa G Rouse
809 Marina Del Ray Ln, 1, West Palm Beach, FL 33401
Situs Address: 4414 Mars Ave, West Palm Beach, FLCase No: C-2025-12150024
PCN: 00-42-44-01-05-000-0230Zoned: 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, the driveway has been widened without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/21/2026Status: CCH 3 Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback. 2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines. More specifically, the hedges on this property are in violation of this code section. Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 01/21/2026Status: 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, the garage was enclosed and converted without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/21/2026Status: CCH
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cc: Occupant

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

Agenda No.:
Respondent:
Situs Address:
PCN:

Anderson, Ronald E Jr
1112 Filer Rd, Lake Worth Beach, FL 33461-5314
1112 Filer Rd, Lake Worth, FL
00-42-44-25-16-000-0120

Complexity Level: -
Status: Active
CEO: Teresa G Rouse
Case No: C-2026-02040007
Zoned: RM

Violations:	1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, construction materials, equipment, debris, trash, and similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/04/2026 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. More specifically, there appears to be vehicles parked on the property with expired registration. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 02/04/2026 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: 02/04/2026 Status: CCH

Agenda No.:
Respondent:
Situs Address:
PCN:

Cabrera, Isail Lopez; Martinez, Ilma Vanessa
1319 Rainbow Ave, West Palm Beach, FL 33406-4879
1319 Rainbow Ave, West Palm Beach, FL
00-42-44-12-12-000-0010

Complexity Level: -
Status: Active
CEO: Teresa G Rouse
Case No: C-2026-01230039
Zoned: RM

Violations:	1	Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. More specifically, there are more recreational vehicles parked on the property than permitted. Code: Unified Land Development Code - 6.D.1.A.3 Issued: 01/23/2026 Status: CCH
	2	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. More specifically, multiple trailers are parked within the home's front setback, violating this code section. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 01/23/2026 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, multiple trailers are parked in the front yard and are not properly screened from view in accordance with this code section. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 01/23/2026 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, a metal 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: 01/23/2026 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. More specifically, but not limited to, construction materials, construction debris, broken glass, and similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM**

Issued: 01/23/2026	Status: CCH
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Agenda No.:	Complexity Level: -	Status: Active
Respondent: Forest Hill Gardens East Condominium Association, Inc. 1700 Palm Beach Lakes Blvd, Ste 600, West Palm Beach, F 33401		CEO: Teresa G Rouse
Situs Address: Forest Hill Blvd, West Palm Beach, FL		Case No: C-2025-12180005
PCN:		Zoned:

- 1 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior walls of the structures are in disrepair and not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 01/29/2026 **Status:** CCH
- 2 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

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, gates are missing, and the fencing is in a state of disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/29/2026 **Status:** CCH
- 3 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, vegetative debris, shopping carts, garbage, and similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/29/2026 **Status:** CCH
- 4 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, multiple windows are damaged and in a state of disrepair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 01/29/2026 **Status:** CCH
- 5 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

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 stairs handrails and guardrails are loose, broken, and/or missing components.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (l)
Issued: 01/29/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

- 6 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.
- One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. More specifically, the property address is partially missing from several buildings.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 01/29/2026 **Status:** CCH
- 7 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.
- The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, the interior laundry room(s), are not being maintained and are in a state of disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 01/29/2026 **Status:** CCH
- 8 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.
- The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, but not limited to, missing roof tiles, gutters and fascia in a state of disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/29/2026 **Status:** CCH
- 9 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.
- All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically, the exterior paint of the building(s) is chipped, peeling, and not being maintained and.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 01/29/2026 **Status:** CCH
- 10 Details:** The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.
- 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 buildings outdoor space has been enclosed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

- 11

Details: The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, exterior lighting to buildings is in disrepair. Exterior exit signs with exposed wires are not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 01/29/2026 **Status:** CCH
- 12

Details: The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, but not limited to, sidewalks and walkways are cracked, uneven, and not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 01/29/2026 **Status:** CCH
- 13

Details: The property consists of a multi-family condominium complex comprising seventeen (17) separate buildings. The buildings are identified by the following addresses: 6008, 6022, 6028, 6034, 6040, 6048, 6054, 6060, 6066, 6074, 6080, 6086, 6094, 6100, 6106, 6112, and 6120 Forest Hill Boulevard.

Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically, the second-floor railings are loose and require repair.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 01/29/2026 **Status:** CCH

cc: Forest Hill Gardens East Condominium Association, Inc.
Forest Hill Gardens East Condominium Association, Inc.

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Schultz, James P; Schultz, Renee M 4448 Wilkinson Dr, Lake Worth Beach, FL 33461-4544	CEO: Teresa G Rouse
Situs Address:	4448 Wilkinson Dr, Lake Worth, FL	Case No: C-2026-02050031
PCN:	00-43-44-30-01-053-0034	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, a canopy 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: 02/05/2026 Status: CCH	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Justin Bartlett Animal Rescue Inc. 10405 Southern Blvd, Royal Palm Beach, FL 33411-4340	CEO: Omar J Sheppard
Situs Address:	20363 Antoinette St, Loxahatchee, FL	Case No: C-2026-03060029
PCN:	00-40-42-32-00-000-1600	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, multiple sheds on property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/16/2026 Status: CCH	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 04/16/2026 Status: CCH
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cc: Justin Bartlett Animal Rescue Inc.

Agenda No.:

Respondent:

Situs Address:

PCN:

67TH STREET NORTH LLC

13529 Barberry Dr, Wellington, FL 33414-8518

13755 67th St N, West Palm Beach, FL

00-41-42-33-00-000-3500

Complexity Level: -

Status: Active

CEO: Christina G Stodd

Case No: C-2026-01260001

Zoned: AR

Violations:

2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage containers 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
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Agenda No.:

Respondent:

Situs Address:

PCN:

GROVES COTTAGE LLC

17089 W Alan Black Blvd, Loxahatchee,, FL 33470

17089 W Alan Black Blvd, Loxahatchee,, FL

00-40-43-14-00-000-6220

Complexity Level: -

Status: Active

CEO: Christina G Stodd

Case No: C-2026-04160034

Zoned: AR

Violations:

1	Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Obtain a site development permit for the fill dirt. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 04/20/2026 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. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 04/20/2026 Status: CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

cc: Groves Cottage Llc
Groves Cottage Llc

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Vazquez, Alejandro D; Higginbotham, Irene PO BOX 14903, North Palm Beach, FL 33408-0903	CEO: Christina G Stodd
Situs Address:	80th Ln N, FL	Case No: C-2026-04080008
PCN:	00-41-42-22-00-000-5980	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. More specifically, please obtain a site development permit for the clearing of the lot and for any fill being added. 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 for the clearing of the lot and for any fill being added. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 04/08/2026 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, there is vegetative debris and tree debris on the lot. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/08/2026 Status: CCH	

Agenda No.:	Complexity Level: -	Status: Active
Respondent:	Fowler, Olive P 11883 62nd Ln N, West Palm Beach, FL 33412-2052	CEO: RI Thomas
Situs Address:	11883 62nd Ln N, West Palm Beach, FL	Case No: C-2026-05120008
PCN:	00-41-42-35-00-000-8020	Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

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: 05/13/2026 Status: CCH
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Agenda No.:	Complexity Level: -	Status: Active
Respondent: Hugo Tschudin & Ruth A Trust Ruth Anne Tschudin, Trustee of the Hugo Tschudin and Ruth Anne Tschudin Revocable Living Trust U/A dated September 29, 2025. 337 Lake Evelyn Dr, Royal Palm Beach, FL 33411-2039		CEO: RI Thomas
Situs Address: 11986 62nd Ln N, West Palm Beach, FL		Case No: C-2026-05140013
PCN: 00-41-42-35-00-000-7670		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: 05/15/2026 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: 05/15/2026 Status: CCH	

cc: Tschudin, Hugo And Ruth Anne

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Mcleod, Strephen R 16797 66th Ct N, Loxahatchee, FL 33470-3363		CEO: RI Thomas
Situs Address: 16797 66th Ct N, Loxahatchee, FL		Case No: C-2025-12020016
PCN: 00-40-42-36-00-000-3880		Zoned: AR
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the Garage has been converted to livable space with mechanical, electrical, and structural elements installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/28/2026 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, Electrical Service installed on Chickee Hut has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/28/2026 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, a Water Heater has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/28/2026 Status: CCH	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 02, 2026 9:00 AM

- 4

Details: Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees F. (43 degrees C.). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

Code: Palm Beach County Property Maintenance Code - Section 14-44 (d) (4)
Issued: 01/28/2026 **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, a Shed has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **Status:** CCH
- 6

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **Status:** CCH
- 7

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **Status:** CCH
- 8

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 01/28/2026 **Status:** CCH
- 9

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/28/2026 **Status:** CCH

cc: Mcleod, Douglas

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. "