





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, structures in rear of property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 11/01/2024 **Status:** SIT
- 2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 11/01/2024 **Status:** SIT

**Agenda No.:** 006

**Complexity Level:** -

**Status:** Active

**Respondent:** MOCK, PATRICIA

**CEO:** Richard F Cataldo

12306 Pleasant Green Way, Boynton Beach, FL 33437-2051

**Situs Address:** 12306 Pleasant Green Way, Boynton Beach, FL

**Case No:** C-2025-01240017

**PCN:** 00-42-46-02-06-000-0270

**Zoned:** RT

**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 minisplit air conditioning system on left side exterior wall has been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/28/2025 **Status:** CEH

**Agenda No.:** 007

**Complexity Level:** -

**Status:** Active

**Respondent:** NICOL, PATRICK J

**CEO:** Richard F Cataldo

PO BOX 811263, Boca Raton, FL 33481-1263

**Situs Address:** 10222 Boynton Place Cir, Boynton Beach, FL

**Case No:** C-2025-01140021

**PCN:** 00-42-45-26-26-000-3350

**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, a white PVC fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/14/2025 **Status:** CEH
- 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 with concrete without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/14/2025 **Status:** CEH

cc: Nicol, Patrick J

**Agenda No.:** 008

**Complexity Level:** -

**Status:** Active

**Respondent:** PETIT-MAY, PAULEMON; PETIT-MAY, ROSENIE TIM

**CEO:** Richard F Cataldo

4588 Franwood Dr, Delray Beach, FL 33445-3261

**Situs Address:** 4588 Franwood Dr, Delray Beach, FL

**Case No:** C-2024-12200007

**PCN:** 00-42-46-13-08-001-0050

**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, an attached structure at rear of residence has been erected or installed without a valid building permit.

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/26/2024 **Status:** CEH

**Agenda No.:** 009 **Complexity Level:** - **Status:** Removed  
**Respondent:** THE COURTS AT BOYNTON PLACE SUB-ASSOCIATIC **CEO:** Richard F Cataldo  
INC.  
140 INTRACOASTAL POINTE Dr, Ste 310, Jupiter, FL 33  
**Situs Address:** Boynton Place Cir, FL **Case No:** C-2025-01130016  
**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, traffic calming devices (speed bumps) have been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/13/2025 **Status:** CLS

cc: The Courts At Boynton Place Sub-Association, Inc.

**Agenda No.:** 010 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Cruz, Daniel D; Gallego, Ilmer A **CEO:** Frank A Davis  
2842 Somerset Rd, Lake Worth, FL 33462-3866  
**Situs Address:** 2842 Somerset Rd, Lake Worth, FL **Case No:** C-2024-12310016  
**PCN:** 00-43-45-05-01-014-0040 **Zoned:** RS

**Violations:** **1** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 01/22/2025 **Status:** CLS

**Agenda No.:** 011 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** GINORI, ELIZABETH MARIA **CEO:** Frank A Davis  
6606 Paul Mar Dr, Lake Worth, FL 33462-3940  
**Situs Address:** 6606 Paul Mar Dr, Lake Worth, FL **Case No:** C-2024-11200016  
**PCN:** 00-43-45-05-02-000-0240 **Zoned:** RS

**Violations:** **1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More Specifically, a Box Trailer.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 12/03/2024 **Status:** CLS

**Agenda No.:** 012 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** RODRIGUEZ, JUAN A; RODRIGUEZ, NOELIA; **CEO:** Frank A Davis  
RODRIGUEZ, JUAN CARLOS; RODRIGUEZ, GEOSVA  
REMAINDERMAN, ELIZER RODRIGUEZ  
1167 Lake Clarke Dr, West Palm Beach, FL 33406-5328  
**Situs Address:** 1167 Lake Clarke Dr, West Palm Beach, FL **Case No:** C-2024-04250011  
**PCN:** 00-43-44-08-12-000-0030 **Zoned:** RS

**Violations:** **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' Metal Gate/ Fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/14/2024 **Status:** CLS



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

- 3** **Details:** Parking lot striping has faded and are not clearly visible throughout parking lot areas that includes the following:  
g. Striping Width Standards  
Except for parallel parking spaces, parking lots containing spaces for three or more vehicles shall delineate each space by single or double stripes on each side of the space. All stripes shall be painted in white paint except for handicapped spaces which shall have blue stripes. The width of the painted stripe shall be four inches. [Ord. 2020-001]  
1) Single striping parking space width shall be measured from the centerline of the stripe. [Ord. 2020-001]  
2) Double striping separation from inside edge of stripe to inside edge of stripe shall be no less than eight inches and no more than 16 inches. The effective width of the double stripes shall range from 16 inches to 24 inches, measured from outside edge of stripe to outside edge of stripe. Parking space width shall be measured from the centerline of the set of stripes.  
Figure 6.B.3.A – Striping Standards  
[Ord. 2011-016]  
Unified Land Development Code.
- NOTE: A PERMIT IS REQUIRED TO CORRECT THIS VIOLATION.
- Code:** Unified Land Development Code - 6.B.3.A.g  
**Issued:** 11/08/2024 **Status:** CEH
- 4** **Details:** h. Signs: Missing Traffic control signs and other pavement markings shall be installed and maintained as necessary to insure safe and efficient traffic operation in all vehicular use areas. Such signage and markings shall conform with the Manual on Uniform Traffic Control Devices, Federal Highway Administration, U.S. Department of Transportation, as adopted by the FDO.
- Code:** Unified Land Development Code - 6.B.3.A.h  
**Issued:** 11/08/2024 **Status:** CEH
- 5** **Details:** Existing Landscape is dead, diseased, or missing around parking lots.  
i. Landscaping:  
1) All new parking lots shall be landscaped in accordance with Art. 7, Landscaping.  
2) Renovations to existing parking lots shall be landscaped in accordance with Art. 7, Landscaping.  
a) Exception: Normal maintenance and repair, such as resurfacing, restriping, or the addition of curbing and wheel stops, to existing parking lots shall require landscaping in accordance with the original permit
- Code:** Unified Land Development Code - 6.B.3.A.i  
**Issued:** 11/08/2024 **Status:** CEH
- 6** **Details:** Parking lot Wheel Stops and Curbing are in disrepair, broken throughout parking lot areas.  
B. Materials:  
b. Wheel Stops and Curbing: Wheel stops or continuous curbing shall be placed two and one-half feet back from walls, poles, structures, pedestrian walkways, and landscaped areas
- Code:** Unified Land Development Code - 6.B.3.B.b  
**Issued:** 11/08/2024 **Status:** CEH
- 7** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
- More specifically, permit # E-2018-004802-0000 (electrical install new 50 amp subpanel) 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-2018-004802-0000 needs to pass final inspection and receive a certificate of completion.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1  
PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 11/08/2024 **Status:** CEH

cc: 1951 - 1997 South Military Trail, L.L.C.  
1951 - 1997 South Military Trail, L.L.C.

**Agenda No.:** 016 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Alvarado Calderon, Domingo Baudilio; Munoz Ortiz, Rosa Ximena **CEO:** Jose Feliciano  
4900 Selberg Ln, Lake Worth Beach, FL 33461-4337  
**Situs Address:** 4900 Selberg Ln, Lake Worth, FL **Case No:** C-2024-11190015  
**PCN:** 00-42-44-25-00-000-1150 **Zoned:** RM

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**Violations:**

- 1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More Specifically; unlicensed vehicles parked at property.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 11/19/2024 **Status:** CLS
- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically; inoperable motor vehicle (s) with flat tires parked at property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/19/2024 **Status:** CLS
- 3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; this code section prohibits the parking of motor vehicle on grass areas of property.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 11/19/2024 **Status:** CLS
- 4 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.  
  
The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.  
  
Observation: Property being used as a storage yard for multiple motor vehicles which includes unregistered, unlicensed and inoperative motor vehicles. CCO FILLS IN: Cease using this residential property as a storage yard to park and keep motor vehicles that are unlicensed, unregistered and inoperative.  
**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 11/19/2024 **Status:** CLS
- 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically; trash, debris and litter openly stored throughout property yard areas.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/19/2024 **Status:** CLS

**Agenda No.:** 017 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Campbell, John M; Campbell, Jennifer L **CEO:** Jose Feliciano  
 3535 Brooklyn Ln, Lake Worth Beach, FL 33461-5401  
**Situs Address:** 3535 Brooklyn Ln, Lake Worth, FL **Case No:** C-2025-03050025  
**PCN:** 00-43-44-30-03-001-0020 **Zoned:** RM

**Violations:**

- 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; Parking on landscape (grass) areas of property is prohibited by this code section.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 03/05/2025 **Status:** CLS

**Agenda No.:** 018 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Manic, Ana; Chavez, Jesus A **CEO:** Jose Feliciano  
 3558 Brooklyn Ln, Lake Worth Beach, FL 33461-5402  
**Situs Address:** 3558 Brooklyn Ln, Lake Worth, FL **Case No:** C-2025-01230022  
**PCN:** 00-43-44-30-03-002-0050 **Zoned:** RM

**Violations:**

- 1 **Details:** Vehicles shall only be parked on an improved surface (driveway) in the Urban Suburban Tier area. More Specifically; parking on landscape grass areas is prohibited by this code section.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 01/23/2025 **Status:** CLS

**Agenda No.:** 019 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Luis Almaguer, Johncar; Diaz Rivero, Yanet **CEO:** Jose Feliciano

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

2158 E Palma Cir, West Palm Beach, FL 33415-7408

**Situs Address:** 2158 E Palma Cir, West Palm Beach, FL

**Case No:** C-2024-09090014

**PCN:** 00-42-44-13-13-000-0040

**Zoned:** RM

**Violations:**

- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property. More Specifically; exterior lighting on unpermitted Gazebo at property rear is shining onto surrounding properties.</p> <p><b>Code:</b> Unified Land Development Code - 5.E.4.E.2.c.1<br/> <b>Issued:</b> 09/10/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory roofed structure (Gazebo) has been erected or installed without a valid building permit at property rear.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/> <b>Issued:</b> 09/10/2024 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
| <b>3</b> | <p><b>Details:</b> 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, white colored fences and gates have been erected or installed without a valid building permit around property perimeter.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1<br/> <b>Issued:</b> 09/10/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>  |
| <b>4</b> | <p><b>Details:</b> 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:</p> <ul style="list-style-type: none"> <li>a. The barrier must be at least four (4) feet high on the outside.</li> <li>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.</li> <li>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.</li> </ul> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)<br/> <b>Issued:</b> 09/10/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |

**Agenda No.:** 020

**Complexity Level:** 2

**Status:** Active

**Respondent:** GILO REALTY, L.L.C.

**CEO:** Jose Feliciano

1941 S Military Trl, West Palm Beach, FL 33415

**Situs Address:** 1941 S Military Trl, West Palm Beach, FL

**Case No:** C-2024-09250009

**PCN:** 00-42-44-12-00-000-7190

**Zoned:** UC

**Violations:**

- |          |  |
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| <b>1</b> | <p><b>Details:</b> The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Property not in compliance with approved landscape site plan and site plan elements. This includes the maintenance of stormwater retention area at property rear that is severely overgrown with vegetation, bushes, and Brazilian pepper vegetation. Restore, replace all approved site plan elements that are missing, dead and mow, cut and remove all severely overgrown landscape and vegetation throughout property, including stormwater retention area at property rear.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2<br/> <b>Issued:</b> 11/06/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> |
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**JUNE 04, 2025 9:00 AM**

- 7 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically; trash, litter and vegetative debris present throughout site that includes parking areas.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/06/2024 **Status:** CEH
- 8 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.  
  
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.  
**Code:** Unified Land Development Code - 8.C.1  
Unified Land Development Code - 8.C.13  
**Issued:** 11/06/2024 **Status:** CEH
- 9 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. More Specifically, parking lot surfaces are in disrepair throughout parking lot areas with broken areas of asphalt, faded or barely visible parking space stripes, and concreted wheel stops that are not properly set in place as per approved site plan.  
  
NOTE: A PERMIT IS REQUIRED TO CORRECT THIS VIOLATION.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 11/06/2024 **Status:** CEH
- 10 **Details:** f. Maintenance: All parking lots shall be maintained in good condition to prevent any hazards, such as cracked asphalt or potholes.  
**Code:** Unified Land Development Code - 6.B.3.A.f  
**Issued:** 11/06/2024 **Status:** CEH
- 11 **Details:** Parking lot striping has faded and are not clearly visible throughout parking lot areas that includes the following:  
g. Striping Width Standards  
Except for parallel parking spaces, parking lots containing spaces for three or more vehicles shall delineate each space by single or double stripes on each side of the space. All stripes shall be painted in white paint except for handicapped spaces which shall have blue stripes. The width of the painted stripe shall be four inches. [Ord. 2020-001]  
1) Single striping parking space width shall be measured from the centerline of the stripe. [Ord. 2020-001]  
2) Double striping separation from inside edge of stripe to inside edge of stripe shall be no less than eight inches and no more than 16 inches. The effective width of the double stripes shall range from 16 inches to 24 inches, measured from outside edge of stripe to outside edge of stripe. Parking space width shall be measured from the centerline of the set of stripes.  
Figure 6.B.3.A – Striping Standards  
[Ord. 2011-016]  
Unified Land Development Code.  
  
NOTE: A PERMIT IS REQUIRED TO CORRECT THIS VIOLATION.  
**Code:** Unified Land Development Code - 6.B.3.A.g  
**Issued:** 11/06/2024 **Status:** CEH
- 12 **Details:** h. Signs: Missing Traffic control signs and other pavement markings shall be installed and maintained as necessary to insure safe and efficient traffic operation in all vehicular use areas. Such signage and markings shall conform with the Manual on Uniform Traffic Control Devices, Federal Highway Administration, U.S. Department of Transportation, as adopted by the FDO.  
**Code:** Unified Land Development Code - 6.B.3.A.h  
**Issued:** 11/06/2024 **Status:** CEH
- 13 **Details:** Existing Landscape is dead, diseased, or missing around parking lots.  
i. Landscaping:  
1) All new parking lots shall be landscaped in accordance with Art. 7, Landscaping.  
2) Renovations to existing parking lots shall be landscaped in accordance with Art. 7, Landscaping.  
a) Exception: Normal maintenance and repair, such as resurfacing, restriping, or the addition of curbing and wheel stops, to existing parking lots shall require landscaping in accordance with the original permit  
**Code:** Unified Land Development Code - 6.B.3.A.i  
**Issued:** 11/06/2024 **Status:** CEH
- 14 **Details:** Parking lot Wheel Stops and Curbing are in disrepair, broken throughout parking lot areas.  
B. Materials:  
b. Wheel Stops and Curbing: Wheel stops or continuous curbing shall be placed two and one-half feet back from walls, poles, structures, pedestrian walkways, and landscaped areas  
**Code:** Unified Land Development Code - 6.B.3.B.b  
**Issued:** 11/06/2024 **Status:** CEH

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- 15 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More Specifically; Trash, debris and litter openly stored throughout property exterior and parking lots.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/06/2024 **Status:** CEH
- 16 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: Open outdoor areas of structure are being used for outdoor food vending, seating and live entertainment. Obtain Zoning Approval and Permission for Change in Use to outdoor storage area for food vending, seating and entertainment.  
**Code:** Unified Land Development Code - 1.A.2  
**Issued:** 11/06/2024 **Status:** CEH

cc: 1951 1997 South Military Trail Llc  
Gio Realty Llc

**Agenda No.:** 021 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Maldonado, Matthew J; Merizio, Ashley **CEO:** Jose Feliciano  
110 W Coconut Dr, Lake Worth, FL 33467-4812  
**Situs Address:** 110 W Coconut Dr, Lake Worth, FL **Case No:** C-2024-06240021  
**PCN:** 00-42-44-28-04-000-1000 **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, wooded fences and gates being used as a pool barrier have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/12/2024 **Status:** CEH
- 2 Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:  
a. The barrier must be at least four (4) feet high on the outside.  
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.  
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)  
**Issued:** 08/12/2024 **Status:** CEH
- 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, accessory framed structure has been erected or installed without a valid building permit at property rear west.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 08/12/2024 **Status:** CLS

**Agenda No.:** 022 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Seche, Lunide; Nelcy, Sandro; Nelcy, Sandra **CEO:** Jose Feliciano  
237 Akron Rd, Lake Worth, FL 33467-4855  
**Situs Address:** 110 W Rubber Tree Dr, Lake Worth, FL **Case No:** C-2024-09160018

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

**PCN:** 00-42-44-28-04-000-3400

**Zoned:** RS

**Violations:**

- 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Parking on landscape (grass) areas of property is prohibited by this code section in this residential Zoning District.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 09/18/2024 **Status:** CEH
- 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, accessory structure (shed) has been erected or installed without a valid building permit at property rear east yard area.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/18/2024 **Status:** CEH

**Agenda No.:** 023

**Complexity Level:** 1

**Status:** Active

**Respondent:** Atice, Emmanuel; Camille, Naseline

**CEO:** Caroline Foulke

6088 Strawberry Fields Way, Lake Worth, FL 33463-6511

**Situs Address:** 6088 Strawberry Fields Way, Lake Worth, FL

**Case No:** C-2024-06250006

**PCN:** 00-42-44-39-01-000-1630

**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, Wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/28/2024 **Status:** CEH

**Agenda No.:** 024

**Complexity Level:** 1

**Status:** Active

**Respondent:** DOMINGUEZ, MYRIAM; ZULUAGA, MAURICIO

**CEO:** Caroline Foulke

5630 Forest Hill Blvd, West Palm Beach, FL 33415-5509

**Situs Address:** 5630 Forest Hill Blvd, West Palm Beach, FL

**Case No:** C-2025-03030018

**PCN:** 00-42-44-11-02-001-0020

**Zoned:** RM

**Violations:**

- 1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More Specifically: Fence in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 03/05/2025 **Status:** CEH

**Agenda No.:** 025

**Complexity Level:** 1

**Status:** Active

**Respondent:** CAMDEN I CONDOMINIUM ASSOCIATION, INC.

**CEO:** John Gannotti

12300 S Sore Blvd, Ste 202, Wellington, FL 33414

**Situs Address:** Camden I, West Palm Beach, FL

**Case No:** C-2024-12190008

**PCN:**

**Zoned:** RH

**Violations:**

- 1** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically a silver 4d Dodge with no tag.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 12/27/2024 **Status:** CEH

**cc:** Camden I Condominium Association, Inc.

**Agenda No.:** 026

**Complexity Level:** 1

**Status:** Active

**Respondent:** DORCHESTER K CONDOMINIUM ASSOCIATION, INC

**CEO:** John Gannotti

245 Dorchester K, West Palm Beach, FL 33417

**Situs Address:** 244 Dorchester K, West Palm Beach, FL

**Case No:** C-2025-02070024

**PCN:** 00-42-43-23-29-011-2440

**Zoned:** RH

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

**Violations:** 1 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, rear patio ceiling deteriorating with concrete falling and rebar rusting.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 02/12/2025 **Status:** CEH

cc: Dorchester K Condominium Association, Inc.

**Agenda No.:** 027 **Complexity Level:** 1 **Status:** Active  
**Respondent:** PARK PLACE TOWNHOME ASSOCIATION, INC. **CEO:** John Gannotti  
400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432

**Situs Address:** 5170 Elmhurst Rd, West Palm Beach, FL **Case No:** C-2025-01300016  
**PCN:** 00-42-43-26-19-001-0000 **Zoned:** RH

**Violations:** 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood privacy fence on property perimeter has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 01/31/2025 **Status:** CEH

cc: Park Place Townhome Association, Inc.

**Agenda No.:** 028 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Weir, Jacob; Weir, Zipporah **CEO:** John Gannotti  
321 Southampton B, West Palm Beach, FL 33417-2344

**Situs Address:** 321 Southampton B, West Palm Beach, FL **Case No:** C-2025-03060026  
**PCN:** 00-42-43-23-41-002-3210 **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, kitchen alterations have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 03/07/2025 **Status:** CEH

2 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, for kitchen alterations.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 03/07/2025 **Status:** CEH

**Agenda No.:** 029 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** WELLINGTON E CONDOMINIUM ASSOCIATION, INC **CEO:** John Gannotti  
310 Wellington E, West Palm Beach, FL 33417

**Situs Address:** Wellington E, West Palm Beach, FL **Case No:** C-2025-01130006  
**PCN:** **Zoned:** RH

**Violations:** 1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically a silver convertible Volvo with expired FL# 6353IX.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 01/14/2025 **Status:** CEH

cc: Wellington E Condominium Association, Inc.

**Agenda No.:** 030 **Complexity Level:** - **Status:** Active  
**Respondent:** LI, John; LI, Celeste **CEO:** Elizabeth A Gonzalez

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

1 Ocean Dr, Jupiter, FL 33469-3512

**Situs Address:** 11403 169th Ct N, Jupiter, FL

**Case No:** C-2024-01120023

**PCN:** 00-41-41-11-00-000-1149

**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 fence and gates have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/18/2024 **Status:** CEH

**Agenda No.:** 031

**Complexity Level:** -

**Status:** Removed

**Respondent:** Clair, Johanne Saint; Dubique Saint Clair, Marie G; Clair, Ospene Saint

**CEO:** Dennis A Hamburger

6577 Sleepy Willow Way, Delray Beach, FL 33484-3514

**Situs Address:** 6577 Sleepy Willow Way, Delray Beach, FL

**Case No:** C-2025-02110018

**PCN:** 00-42-46-15-09-000-0250

**Zoned:** RH

**Violations:**

- 1** **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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 02/12/2025 **Status:** CLS

**Agenda No.:** 032

**Complexity Level:** -

**Status:** Removed

**Respondent:** Buechele, Heinz A; Buechele, Ursula A

**CEO:** Jamie G Illicete

17579 Mellen Ln, Jupiter, FL 33478-4636

**Situs Address:** 17579 Mellen Ln, Jupiter, FL

**Case No:** C-2025-01270018

**PCN:** 00-41-41-03-00-000-3410

**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, fill has been brought onto property without obtaining a permit for site development and fill.
- Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1  
**Issued:** 01/28/2025 **Status:** CLS
- 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, Site Development and Fill has occurred at this property impacting the drainage system.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
**Issued:** 01/28/2025 **Status:** CLS





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**Violations:**

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

More specifically, site development, excavating removal of trees/lot clearing occurring on vacant lot without obtaining a site development building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
**Issued:** 02/12/2025 **Status:** CEH

**Agenda No.:** 037

**Complexity Level:** -

**Status:** Active

**Respondent:** LENNAR HOMES, LLC  
801 US Highway 1, North Palm Beach, FL 33408

**CEO:** Dwayne E Johnson

**Type:** Repeat

**Situs Address:** 13825 Hero Path, Delray Beach, FL

**Case No:** C-2025-03060022

**PCN:** 00-42-46-11-28-000-2370

**Zoned:** PUD

**Violations:**

**1** **Details:** The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tool, equipment of semi-mechanical device, or undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10:00 PM and 7:00 AM. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday. This restriction shall not prohibit the use of pumps or machinery which, because of their nature and purpose, are required to be in operation 24 hours a day. More specifically on March 2, 2025, construction work was being completed at the property which was documented by PBSO BWC.

**Code:** Unified Land Development Code - 5.E.4.B.1.e  
**Issued:** 04/14/2025 **Status:** CEH

**cc:** Lennar Homes, Llc  
Lennar Homes, Llc  
Lennar Homes, Llc

**Agenda No.:** 038

**Complexity Level:** -

**Status:** Active

**Respondent:** STONEBRIDGE GOLF AND COUNTRY CLUB OF BOCA RATON, INC  
10343 Stonebridge Blvd, Boca Raton, FL 33498

**CEO:** Dwayne E Johnson

**Situs Address:** 10343 Stonebridge Blvd, Boca Raton, FL

**Case No:** C-2024-11180023

**PCN:** 00-41-46-35-01-007-0000

**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, Prefab Storage Shed located in the delivery area of the Clubhouse has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/02/2024 **Status:** CLS

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/02/2024 **Status:** CLS

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

- 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, Prefab Storage Shed located in the delivery area of the Clubhouse has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/02/2024 **Status:** CLS
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A Wooden Deck Structure located on the rear of the Clubhouse has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/02/2024 **Status:** CEH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, The Pergola / Roofed Structure located on the Rear Wooden Deck has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/02/2024 **Status:** CEH

**cc:** Stonebridge Golf & Country Club Of Boca Raton  
Stonebridge Golf And Country Club Of Boca Raton, Inc

**Agenda No.:** 039 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Rios, Rosa; Bedoya, Valentina **CEO:** Ray F Leighton  
732 Aspen Rd, West Palm Beach, FL 33409-6104  
**Situs Address:** 732 Aspen Rd, West Palm Beach, FL **Case No:** C-2024-05240015  
**PCN:** 00-43-43-30-15-011-0120 **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 screen room / addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/29/2024 **Status:** CLS

**Agenda No.:** 040 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Hammoud, Ramzi **CEO:** Ray F Leighton  
6635 N Gulley Rd, Dearborn Heights, MI 48127-2053  
**Situs Address:** 2383 Ranch House Rd, West Palm Beach, FL **Case No:** C-2024-09230009  
**PCN:** 00-43-44-05-00-007-0013 **Zoned:** RS

- Violations:**
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/24/2024 **Status:** CLS
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/24/2024 **Status:** CLS





**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 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, fence has been erected or installed without a valid building permit.

Obtain required building permits for the fence or remove the fence.

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 02/26/2025 **Status:** SIT

**Agenda No.:** 047 **Complexity Level:** 1 **Status:** Postponed  
**Respondent:** MESA, ADONIS; MESA, NINSI E **CEO:** Nedssa Miranda

500 S Australian Ave, Ste 500, West Palm Beach, FL 33401  
United States

**Situs Address:** 7656 Pioneer Rd, West Palm Beach, FL **Case No:** C-2024-09230028  
**PCN:** 00-42-43-27-05-012-0221 **Zoned:** AR

**Violations:**

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

Obtain required building permits for the fence and electrical or remove the fence and electrical.

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/27/2024 **Status:** CEH

**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, roofed structure #1 has been erected or installed without a valid building permit.

Obtain required building permits for the roofed structure #1 or remove the roofed 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:** 09/27/2024 **Status:** CEH

**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, ROOFED STRUCTURE #2 has been erected or installed without a valid building permit.

Obtain required building permits for the ROOFED STRUCTURE #2 or remove the ROOFED 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:** 09/27/2024 **Status:** CEH



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

- 11 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, SHIPPING CONTAINERS has been erected or installed without a valid building permit.
- Obtain required building permits for the SHIPPING CONTAINERS or remove the SHIPPING CONTAINERS.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/27/2024 **Status:** CEH
- 12 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, WOOD CHICKEN COOK has been erected or installed without a valid building permit.
- Obtain required building permits for the WOOD CHICKEN COOK or remove the WOOD CHICKEN COOK.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/27/2024 **Status:** CEH
- 14 Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g).
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 09/27/2024 **Status:** CEH
- 15 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.
- All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.
- More specifically, Obtain a Permit for the Site Development and Fill.

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
 Unified Land Development Code - 18.A.6.B & 18.D.5.A.1  
**Issued:** 09/27/2024 **Status:** CEH

cc: Mesa, Adonis  
 Mesa, Ninsi E

**Agenda No.:** 048 **Complexity Level:** 3 **Status:** Active  
**Respondent:** PALM LAKE BAPTIST ASSOCIATION INC **CEO:** Nedssa Miranda  
 777 S FLAGLER, Ste 500 EAST, West Palm Beach, FL 33  
 United States  
**Situs Address:** 5710 N Haverhill Rd, West Palm Beach, FL **Case No:** C-2025-02120008  
**PCN:** 00-42-43-01-01-000-0070 **Zoned:** RM

**Violations:**

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

More specifically, LOT FILL  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
**Issued:** 02/12/2025 **Status:** SIT
- 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. More specifically inoperative vehicles, buckets, boat and any all-items storage the ROW/EASEMENT  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 02/12/2025 **Status:** SIT
- 3 Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height and includes the ROW/EASEMENT  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 02/12/2025 **Status:** SIT
- 4 Details:** Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.

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

Obtain a Permit for the Site Development and Fill.  
**Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1  
**Issued:** 02/12/2025 **Status:** SIT



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

**Agenda No.:** 051                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Fontus, Wilson; Fontus, Jeeffthalie Pierre                                      **CEO:** Joanna Mirodias  
9310 Longmeadow Cir, Boynton Beach, FL 33436-3138  
**Situs Address:** 9310 Longmeadow Cir, Boynton Beach, FL                                      **Case No:** C-2024-09190029  
**PCN:** 00-43-45-19-07-005-0180                                      **Zoned:** RS

- Violations:**
- 1**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the structure to include electrical and plumbing on the southwest corner of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/23/2024                                      **Status:** CEH
  
  - 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 fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/23/2024                                      **Status:** CLS
  
  - 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, the shed/structure on the northwest corner of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/23/2024                                      **Status:** CLS

**Agenda No.:** 052                                      **Complexity Level:** 1                                      **Status:** Active  
**Respondent:** Garcia, Claudia Gonzalez; Mendez, Relvys Santana                                      **CEO:** Joanna Mirodias  
3478 Artesian Dr, Lake Worth, FL 33462-3614  
**Situs Address:** 3478 Artesian Dr, Lake Worth, FL                                      **Case No:** C-2024-10110014  
**PCN:** 00-43-45-06-02-036-0070                                      **Zoned:** RS

- Violations:**
- 7**     **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the addition at the southwest part of the SFD has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 11/07/2024                                      **Status:** SIT

**Agenda No.:** 053                                      **Complexity Level:** 1                                      **Status:** Removed  
**Respondent:** Martinez, Miguel Andres                                      **CEO:** Joanna Mirodias  
8572 Wendy Ln E, Royal Palm Beach, FL 33411-6504  
**Situs Address:** 8572 Wendy Ln E, West Palm Beach, FL                                      **Case No:** C-2024-10080002  
**PCN:** 00-42-44-08-02-003-0040                                      **Zoned:** RE

- 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 kitchen (electric and plumbing) under the canopy has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/09/2024                                      **Status:** CLS



**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 02/03/2025 **Status:** SIT

cc: Pine Key Reserve Condominium Association, Inc.

**Agenda No.:** 056 **Complexity Level:** 1 **Status:** Active  
**Respondent:** San Emeterio, Juan **CEO:** Joanna Mirodias  
8976 W Stella Ave, Glendale, AZ 85305-2431  
**Situs Address:** Corkscrew Blvd, FL **Case No:** C-2024-11010005  
**PCN:** 00-35-43-28-07-000-0440 **Zoned:** AP

**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 pole barn/structure is being erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 11/01/2024 **Status:** CEH

**Agenda No.:** 057 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Smela, Chadwick R **CEO:** Joanna Mirodias  
3695 Dorrit Ave, Boynton Beach, FL 33436-2739  
**Situs Address:** 3695 Dorrit Ave, Boynton Beach, FL **Case No:** C-2024-09130004  
**PCN:** 00-43-45-19-02-003-0150 **Zoned:** RS

**Violations:**

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/23/2024 **Status:** CEH

**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, the fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/23/2024 **Status:** CLS

**Agenda No.:** 058 **Complexity Level:** - **Status:** Active  
**Respondent:** Smela, Chadwick R **CEO:** Joanna Mirodias  
3695 Dorrit Ave, Boynton Beach, FL 33436-2739  
**Situs Address:** Dorrit Ave, FL **Case No:** C-2024-10230005  
**PCN:** 00-43-45-19-02-003-0170 **Zoned:** RS

**Violations:**

**1** **Details:** Parking shall be prohibited on all vacant properties.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 10/23/2024 **Status:** SIT

**2** **Details:** An accessory use shall continue only as long as the principal use that it serves remains active. More specifically, the accessory uses (structures) are not allowed without a principal use.  
**Code:** Unified Land Development Code - 4.B.1.D.5  
**Issued:** 10/23/2024 **Status:** SIT

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

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/23/2024 **Status:** SIT









**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/08/2024 **Status:** CEH

cc: Ron L. Meyers & Associates, Pllc

**Agenda No.:** 067 **Complexity Level:** 1 **Status:** Active  
**Respondent:** BONILLA, ROLANDO; BONILLA, SULMA **CEO:** Paul Pickett  
1107 Woodcrest Rd, West Palm Beach, FL 33417-5726  
**Situs Address:** 1107 Woodcrest Rd, West Palm Beach, FL **Case No:** C-2024-09090023  
**PCN:** 00-42-43-26-15-000-1920 **Zoned:** RS

- Violations:**
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ALUMINUM PORCH has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/17/2024 **Status:** CEH
  - 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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 09/17/2024 **Status:** CEH

**Agenda No.:** 068 **Complexity Level:** - **Status:** Active  
**Respondent:** MAZZONI FARMS, INC **CEO:** Debbie N Plaud  
88 NE 5TH Ave, Delray Beach, FL 33483  
**Situs Address:** 6995 Boynton Beach Blvd, Boynton Beach, FL **Case No:** C-2024-06110001  
**PCN:** 00-42-43-27-05-048-0560 **Zoned:** MUPD

- 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 building on the north 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:** 10/09/2024 **Status:** CEH
  - 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, roofed structures (canopies) been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/09/2024 **Status:** CEH
  - 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 fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 10/09/2024 **Status:** CEH
  - 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 structure (shed) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

<b>6</b>	<p><b>Issued:</b> 10/09/2024 <span style="float: right;"><b>Status:</b> CEH</span></p> <p><b>Details:</b> 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-2008-020659-0000 (Gas Tank &gt; 500 gals) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p><b>Issued:</b> 10/09/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>7</b>	<p><b>Details:</b> 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-2008-020659-0000 (Gas Tank &gt; 500 gals) requires a certificate of completion.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p><b>Issued:</b> 10/09/2024 <span style="float: right;"><b>Status:</b> CEH</span></p>

cc: Commissioners  
Mazzoni Farms, Inc

**Agenda No.:** 069 **Complexity Level:** - **Status:** Active  
**Respondent:** SHRI MARRIE AMA KALI TEMPLE INC **CEO:** Jen L Batchelor  
1840 SW 126th Ave, Miramar, FL 33027  
**Situs Address:** 7309 Park Lane Rd, Lake Worth, FL **Case No:** C-2024-06210011  
**PCN:** 00-41-45-12-00-000-3040 **Zoned:** AR

**Violations:**

<b>1</b>	<p><b>Details:</b> 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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p><b>Issued:</b> 03/03/2025 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>2</b>	<p><b>Details:</b> 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 chain link fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/03/2025 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>3</b>	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 03/03/2025 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>4</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, structure/modular building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/03/2025 <span style="float: right;"><b>Status:</b> CEH</span></p>
<b>6</b>	<p><b>Details:</b> 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 erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 03/03/2025 <span style="float: right;"><b>Status:</b> CEH</span></p>

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**7 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.

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, site has been developed/fill has been brought in without a valid permit.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10  
Unified Land Development Code - 18.A.6.B & 18.D.5.A.1

**Issued:** 03/03/2025 **Status:** CEH

cc: Shri Marrie Ama Kali Temple Inc

<b>Agenda No.:</b> 070	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> 7-Eleven, INC. 801 US Highway 1, North Palm Beach, FL 33408		<b>CEO:</b> Patrick L Prentice
<b>Situs Address:</b> 23223 S State Road 7, Boca Raton, FL		<b>Case No:</b> C-2024-09130011
<b>PCN:</b> 00-41-47-36-00-000-1140		<b>Zoned:</b> CG
<b>Violations:</b>	<p><b>1 Details:</b> 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. Specifically, permit #B-2023-010855-0000 (Sign Face Change) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 <b>Issued:</b> 09/13/2024 <b>Status:</b> CLS</p> <p><b>2 Details:</b> 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. Specifically, permit #B-2023-010855-0000 (sign face change).</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5 <b>Issued:</b> 09/13/2024 <b>Status:</b> SIT</p> <p><b>3 Details:</b> 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. Specifically, permit #B-2023-000954-0000 (Accessory Structure) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p>	

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**Issued:** 09/13/2024 **Status:** CLS  
**4** **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. Specifically, permit #B-2023-000954-0000 (Accessory Structure).  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 09/13/2024 **Status:** SIT

**cc:** 7-Eleven, Inc.  
7-Eleven, Inc.  
7-Eleven, Inc.

**Agenda No.:** 071 **Complexity Level:** - **Status:** Removed  
**Respondent:** Garavuso, Kellie; Garavuso, Andrew **CEO:** Patrick L Prentice  
22202 SW 58th Ave, Boca Raton, FL 33428-4532  
**Situs Address:** 22202 SW 58th Ave, Boca Raton, FL **Case No:** C-2025-01270029  
**PCN:** 00-42-47-30-06-025-0500 **Zoned:** RM

- Violations:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically, the camper trailer parked in the front yard.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 01/28/2025 **Status:** CLS
  - 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the camper trailer parked in the front yard.  
**Code:** Unified Land Development Code - 6.D.1.A.3.c  
**Issued:** 01/28/2025 **Status:** CLS
  - 5** **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. Specifically, the roof is in a state of disrepair and in need of maintenance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 01/28/2025 **Status:** CLS

**Agenda No.:** 072 **Complexity Level:** - **Status:** Postponed  
**Respondent:** GARDENWAY M CONDOMINIUM ASSOCIATION, INC **CEO:** Ronald Ramos  
12346 Alternate A1A, K-8, Palm Beach Gardens, FL 33410  
**Situs Address:** 12370 Alternate A1A, Palm Beach Gardens, FL **Case No:** C-2025-01140022  
**PCN:** **Zoned:**

- Violations:**
- 1** **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.  
  
>>>>MORE SPECIFICALLY, THE LAUNDRY ROOM, WEST FACING DOOR AND DOORFRAME ARE IN DISREPAIR (ROTTED WOOD AND DOOR IS DIFFICULT TO OPEN). Repair/maintain exterior doors and hardware in accordance with Section 14-33 (n).  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (n)  
**Issued:** 01/21/2025 **Status:** CLS

**cc:** Forgony, Maria  
Pospisil, J

**Agenda No.:** 073 **Complexity Level:** - **Status:** Removed  
**Respondent:** JAZZ VENTURES LLC **CEO:** Ronald Ramos  
601 N FARNSWORTH Ave, AURORA, IL 60505  
**Situs Address:** 16590 79th Ter N, Palm Beach Gardens, FL **Case No:** C-2024-12110012  
**PCN:** 00-42-41-09-00-000-3150 **Zoned:** AR

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
>>>More specifically, THE WIDENED PORTION OF THE CONCRETE TURNOUT (LOCATED AT SOUTH DRIVEWAY-TURNOUT) has been erected or installed without a valid building permit. Obtain required building permits for the WIDENED CONCRETE TURNOUT (LOCATED AT SOUTH DRIVEWAY-TURNOUT) or remove the WIDENED CONCRETE TURNOUT (LOCATED AT SOUTH DRIVEWAY-TURNOUT). 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:** 12/19/2024 **Status:** CLS
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
>>>More specifically, THE NORTH CONCRETE TURNOUT has been erected or installed without a valid building permit. Obtain required building permits for the NORTH CONCRETE TURNOUT or remove the NORTH CONCRETE TURNOUT. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZBZoningCompliance@pbc.gov or (561)233-5200.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 12/19/2024 **Status:** CLS

cc: Jazz Ventures Llc

**Agenda No.:** 074 **Complexity Level:** - **Status:** Active  
**Respondent:** PARKWAY VILLAGE HOMEOWNERS ASSOCIATION, **CEO:** Ronald Ramos  
 INC.  
 450 Australian Ave S, Ste 720, West Palm Beach, FL 33401  
**Situs Address:** Burma Rd, Palm Beach Gardens, FL **Case No:** C-2024-12190014  
**PCN:** 00-43-42-19-04-001-0000 **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, THERE IS OPEN STORAGE ON THE SITUS (LOCATED IN THE N/W CORNER OF THE SITUS). 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:** 12/23/2024 **Status:** SIT

cc: Frank Mcelroy, As Trustee/ Vice President Of The Parkway Village Homeowners Association, Inc.  
 Melody A. Misiasek, As Trustee/ Treasure Of The Parkway Village Homeowners Association, Inc.  
 Nancy Swann, As Trustee/ Secretary Of The Parkway Village Homeowners Association, Inc.  
 Raymond L. Herschell, As Trustee/ Director Of The Parkway Village Homeowners Association, Inc.  
 Rudolph Turco, As Trustee/ President Of The Parkway Village Homeowners Association, Inc.  
 Trustee Of Parkway Village Homeowners Association, Inc.

**Agenda No.:** 075 **Complexity Level:** - **Status:** Active  
**Respondent:** 10235 Boca Entrada Owner, LLC **CEO:** Teresa G Rouse  
 1201 Hays St, Tallahassee, FL 32301-2525  
**Situs Address:** 10147 Boca Entrada Blvd, Unit 122, Boca Raton, FL **Case No:** C-2024-12190004  
**PCN:** 00-41-47-25-13-001-0000 **Zoned:** RH

**Violations:**

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

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

	<b>Issued:</b> 01/13/2025		<b>Status:</b> CEH
<b>2</b>	<b>Details:</b> All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Specifically, there are signs of water damage in the apartment.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (c)		
	<b>Issued:</b> 01/13/2025		<b>Status:</b> CLS
<b>3</b>	<b>Details:</b> All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. Specifically, there is exposed low-voltage electrical wiring on the exterior of the building.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)		
	<b>Issued:</b> 01/13/2025		<b>Status:</b> CLS

cc: 10235 Boca Entrada Owner, Llc  
Occupant

<b>Agenda No.:</b> 076	<b>Complexity Level:</b> -	<b>Status:</b> Removed									
<b>Respondent:</b> Feingold, Jay; Feingold, Leah Reiss 22948 Old Inlet Bridge Dr, Boca Raton, FL 33433-6204		<b>CEO:</b> Teresa G Rouse									
<b>Situs Address:</b> 22948 Old Inlet Bridge Dr, Boca Raton, FL		<b>Case No:</b> C-2025-02140016									
<b>PCN:</b> 00-42-47-29-15-000-3020		<b>Zoned:</b> RS									
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td colspan="2"><b>Details:</b> 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, an inoperable vehicle parked in the driveway, vehicle toolbox, and similar items on the property.</td> </tr> <tr> <td></td> <td colspan="2"><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> </tr> <tr> <td></td> <td><b>Issued:</b> 02/19/2025</td> <td><b>Status:</b> CLS</td> </tr> </table>		<b>1</b>	<b>Details:</b> 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, an inoperable vehicle parked in the driveway, vehicle toolbox, and similar items on the property.			<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)			<b>Issued:</b> 02/19/2025	<b>Status:</b> CLS
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	<b>Issued:</b> 02/19/2025	<b>Status:</b> CLS									

<b>Agenda No.:</b> 077	<b>Complexity Level:</b> -	<b>Status:</b> Active																		
<b>Respondent:</b> Hyppolite, Patrick F 22476 Swordfish Dr, Boca Raton, FL 33428-4610		<b>CEO:</b> Teresa G Rouse																		
<b>Situs Address:</b> 22476 Swordfish Dr, Boca Raton, FL		<b>Case No:</b> C-2025-01080008																		
<b>PCN:</b> 00-41-47-27-03-001-0250		<b>Zoned:</b> RT																		
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<b>Agenda No.:</b> 078	<b>Complexity Level:</b> -	<b>Status:</b> Removed															
<b>Respondent:</b> Mango Holdings LLC 1801 N Highland Ave, Tampa, FL 33602		<b>CEO:</b> Teresa G Rouse															
<b>Situs Address:</b> 11898 Cove Pl, Boca Raton, FL		<b>Case No:</b> C-2025-02070002															
<b>PCN:</b> 00-41-47-36-02-000-4100		<b>Zoned:</b> AR															
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>2</b></td> <td colspan="2"><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Specifically, the two recreational vehicles parked on the property appear to be lived in.</td> </tr> <tr> <td></td> <td colspan="2"><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.d</td> </tr> <tr> <td></td> <td><b>Issued:</b> 02/07/2025</td> <td><b>Status:</b> CLS</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>3</b></td> <td colspan="2"><b>Details:</b> 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. Specifically, a trailer parked on the property is not properly screened from the street and/or surrounding properties.</td> </tr> <tr> <td></td> <td colspan="2"><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c</td> </tr> </table>		<b>2</b>	<b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Specifically, the two recreational vehicles parked on the property appear to be lived in.			<b>Code:</b> Unified Land Development Code - 6.D.1.A.3.d			<b>Issued:</b> 02/07/2025	<b>Status:</b> CLS	<b>3</b>	<b>Details:</b> 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. Specifically, a trailer parked on the property is not properly screened from the street and/or surrounding properties.			<b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c	
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**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**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, addition to the mobile home has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/02/2024 **Status:** CEH

**Agenda No.:** 092 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Guzman, Rocio **CEO:** Charles Zahn  
1531 Drexel Rd, Lot 403, West Palm Beach, FL 33417 Unit States  
**Situs Address:** 1531 Drexel Rd, Lot 403, West Palm Beach, FL **Case No:** C-2024-05310032  
**PCN:** **Zoned:**  
**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, enclosed and expanded screen room installed without a valid building permit. specifically, carport/screen room has been enclosed and expanded.  
The final inspection shall be made after all work required by the building permit is completed.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 110.3.10  
**Issued:** 06/07/2024 **Status:** CEH

**3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed or sheds have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/07/2024 **Status:** CLS

**Agenda No.:** 093 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Sandoval, Fredy **CEO:** Charles Zahn  
6271 17th Dr S, West Palm Beach, FL 33415 United States  
**Situs Address:** 6271 17th Dr S, West Palm Beach, FL **Case No:** C-2024-05010012  
**PCN:** **Zoned:** AR-USA  
**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, mobile home has been renovated, including all trades, building, plumbing, electrical and mechanical without the benefit of a Palm Beach County Building Permit.  
  
The final inspection shall be made after all work required by the building permit is completed.  
  
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, Building has deemed the structure unsafe  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
PBC Amendments to FBC 8th Edition (2023) - 110.3.11  
PBC Amendments to FBC 8th Edition (2023) - 111.1  
**Issued:** 05/09/2024 **Status:** CEH

**Agenda No.:** 094 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Trochez, Elizabeth **CEO:** Charles Zahn  
1531 Drexel Rd, Lot 419, West Palm Beach, FL 33417 Unit States  
**Situs Address:** 1531 Drexel Rd, Lot 419, FL **Case No:** C-2024-06200033

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**JUNE 04, 2025 9:00 AM**

**PCN:**

**Zoned:**

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/02/2024 **Status:** CLS

**Agenda No.:** 095

**Complexity Level:** 1

**Status:** Postponed

**Respondent:** Hartman, William; Hartman, Soraya  
7 Sussex A, West Palm Beach, FL 33417-1333

**CEO:** John Gannotti

**Situs Address:** 6 Sussex A, West Palm Beach, FL

**Case No:** C-2025-02030017

**PCN:** 00-42-43-23-39-001-0060

**Zoned:** RH

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, windows/door has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 02/14/2025 **Status:** CEH

**cc:** Hartman, Soraya  
Hartman, William

**Agenda No.:** 096

**Complexity Level:** -

**Status:** Removed

**Respondent:** Keith Fowler, Robert Fowler III and Robert H. Fowler III at  
Keith G. Fowler of the Emilia V. Fowler Irrevocable Trust  
dated August 9, 2019  
243 Pacific Ave, Jersey City, NJ 07304-3329

**CEO:** Dennis A Hamburger

**Situs Address:** 556 Capri L, Delray Beach, FL

**Case No:** C-2025-03180005

**PCN:** 00-42-46-23-06-012-5560

**Zoned:** RH

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood walling in bathroom has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 03/20/2025 **Status:** CLS
- 2** **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 03/20/2025 **Status:** CLS
- 3** **Details:** All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-44 (h)  
**Issued:** 03/20/2025 **Status:** CLS
- 5** **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 03/20/2025 **Status:** CLS

**Agenda No.:** 097

**Complexity Level:** -

**Status:** Active

**Respondent:** Klink, Zachary Roy; Klink-Barbosa, Jessica Vanessa  
22251 SW 61st Ave, Boca Raton, FL 33428-4409

**CEO:** Patrick L Prentice

**Situs Address:** 22251 SW 61st Ave, Boca Raton, FL

**Case No:** C-2025-03060008

**PCN:** 00-42-47-30-07-023-0210

**Zoned:** RM

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
JUNE 04, 2025 9:00 AM**

**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.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 03/06/2025 **Status:** CLS
- 2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, the grass is growing into the sidewalk area and needs to be trimmed.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 03/06/2025 **Status:** CLS
- 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, the Jetski parked in the front of the residence.  
**Code:** Unified Land Development Code - 6.D.1.A.3.b  
**Issued:** 03/06/2025 **Status:** SIT
- 4 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, the Jetski parked in the front of the residence.  
**Code:** Unified Land Development Code - 6.D.1.A.3.c  
**Issued:** 03/06/2025 **Status:** SIT
- 6 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, the Jetski parked in the front of the residence.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 03/06/2025 **Status:** CLS

**Agenda No.:** 098

**Complexity Level:** -

**Status:** Removed

**Respondent:** Bolen, Lee L

**CEO:** Patrick L Prentice

22577 SW 64th Way, Boca Raton, FL 33428-6002

**Situs Address:** 22577 SW 64th Way, Boca Raton, FL

**Case No:** C-2025-02200035

**PCN:** 00-42-47-30-04-013-0190

**Zoned:** RM

**Violations:**

- 1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, the two trailers and Jetski parked in front of the residence.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 02/20/2025 **Status:** CLS
- 2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, the two trailers and Jetski parked in front of the residence.  
**Code:** Unified Land Development Code - 6.D.1.A.3.c  
**Issued:** 02/20/2025 **Status:** CLS
- 4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, parking vehicles in the grass in front of the residence.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 02/20/2025 **Status:** CLS

**Agenda No.:** 099

**Complexity Level:** -

**Status:** Removed

**Respondent:** Bonilla, Angel; Bonilla, Santos Griselda

**CEO:** Patrick L Prentice

22580 SW 64th Way, Boca Raton, FL 33428-6003

**Situs Address:** 22580 SW 64th Way, Boca Raton, FL

**Case No:** C-2025-02180008

**PCN:** 00-42-47-30-04-014-0300

**Zoned:** RM

**Violations:**

- 1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, the trailers parked in the front of the residence.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 02/18/2025 **Status:** CLS
- 2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, the trailers parked in the front of the residence.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b.2  
**Issued:** 02/18/2025 **Status:** CLS





