

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

Issued: 06/03/2025 **Status:** CCH
3 **Details:** The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (c) (1)
Issued: 06/03/2025 **Status:** CCH

cc: Bonita Pines Apartments Llc

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: GREAT FORTUNE PROPERTIES LLC **CEO:** Maggie Bernal
 2232 Dell Range Ln, Ste 200, Cheyenne, WY 82009
Situs Address: 6435 Boyd Ln, Lake Worth, FL **Case No:** C-2025-03270003
PCN: 00-43-45-05-06-001-0810 **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: Back Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/03/2025 **Status:** SIT

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
 More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/03/2025 **Status:** CLS

cc: Great Fortune Properties Llc
 Great Fortune Properties Llc

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Lazar, Betsalel; Lazar, Marci Sussman **CEO:** Maggie Bernal
 9153 Picot Ct, Boynton Beach, FL 33472-2468
Situs Address: 3865 Aladdin Ave, Boynton Beach, FL **Case No:** C-2025-05150014
PCN: 00-43-45-18-00-000-7060 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 06/10/2025 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/10/2025 **Status:** CCH

3 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 06/10/2025 **Status:** CCH

4 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
 More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/10/2025 **Status:** CCH

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- 7** **Details:** All electrical equipment, wiring, lighting and appliances shall be properly installed and maintained in a safe and approved manner.
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: Obtain Required Electrical permits for all Electrical work perform on this property.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 06/10/2025 **Status:** CLS
- 8** **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (1)
Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 06/10/2025 **Status:** CLS
- 9** **Details:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
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: Obtain Required Plumbing permits for all plumbing work perform on this property.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)
Issued: 06/10/2025 **Status:** CCH
- 10** **Details:** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)
Issued: 06/10/2025 **Status:** CCH
- 11** **Details:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)
Issued: 06/10/2025 **Status:** CCH
- 12** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 06/10/2025 **Status:** CCH
- 13** **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: Mechanical (Auto) Shop on property
Code: Unified Land Development Code - 1.A.2
Issued: 06/10/2025 **Status:** CCH
- 14** **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: Operating Nursey Business on property.
Code: Unified Land Development Code - 1.A.2
Issued: 06/10/2025 **Status:** CCH

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Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/14/2025 **Status:** CLS
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically: Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/14/2025 **Status:** CLS

Agenda No.: 008

Complexity Level: 1

Status: Active

Respondent: Wimer, Christopher M; Wimer, Krysta Victoria
5564 Souchak Dr, West Palm Beach, FL 33413-1253

CEO: Maggie Bernal

Situs Address: 5564 Souchak Dr, West Palm Beach, FL

Case No: C-2025-04100011

PCN: 00-42-43-35-08-006-0020

Zoned: RM

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/11/2025 **Status:** CCH
- 2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/11/2025 **Status:** CCH
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically: Shed (front driveway) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/11/2025 **Status:** CCH

Agenda No.: 009

Complexity Level: 1

Status: Active

Respondent: SWAY 2014 1 BORROWER LLC
1201 Hays St, Tallahassee, FL 32301-2525

CEO: Brian Burdett

Situs Address: 1264 Wynnewood Dr, West Palm Beach, FL

Case No: C-2025-05190014

PCN: 00-42-43-26-11-000-0320

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, Tiki Hut has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/21/2025 **Status:** CCH
- 2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked illegally on a non-designated area, on grass in right-of-way.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/21/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

Violations:

- 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles(s) parked on grass.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/16/2025 **Status:** CLS
- 2 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., garbage carts and yard waste containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the garbage carts and yard waste containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/16/2025 **Status:** CCH
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storm shutters have been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/16/2025 **Status:** CCH

Agenda No.: 012 **Complexity Level:** - **Status:** Active
Respondent: FERREIRA, MARCOS; TOLEDO, GIOVANNA **CEO:** Richard F Cataldo
 10365 Boynton Place Cir, Boynton Beach, FL 33437-2617
Situs Address: 10365 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2025-03140008
PCN: 00-42-45-26-26-000-1680 **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 driveway has been widened with pavers without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/10/2025 **Status:** CCH

Agenda No.: 013 **Complexity Level:** - **Status:** Active
Respondent: GOLOMB, STEVEN; GOLOMB, SUSAN J **CEO:** Richard F Cataldo
 11350 Wingfoot Dr, Boynton Beach, FL 33437-1625
Situs Address: 11350 Wingfoot Dr, Boynton Beach, FL **Case No:** C-2025-03250010
PCN: 00-42-45-35-01-002-0490 **Zoned:** RS

Violations:

- 2 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 04/07/2025 **Status:** CCH
- 3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, the trailer parked on the driveway in the side yard not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/07/2025 **Status:** CLS

cc: Steven And Susan Golomb

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: KIFFEL, STEVEN M; KIFFEL, SHIRLEY **CEO:** Richard F Cataldo
 21691 Frontenac Ct, Boca Raton, FL 33433-7474
Situs Address: 10712 Lake Wynds Ct, Boynton Beach, FL **Case No:** C-2025-03030040
PCN: 00-42-45-27-15-000-0550 **Zoned:** RTU

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 water heater has been replaced without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2025 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

	Issued: 04/24/2025	Status: CCH
2	Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2025-024087-0000 garage enclosure. Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11 Issued: 04/24/2025 Status: CCH	
3	Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2005-024086- Porch has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 04/24/2025 Status: CCH	
4	Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2005-024086- Porch . Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11 Issued: 04/24/2025 Status: CCH	

Agenda No.: 023 **Complexity Level:** - **Status:** Active
Respondent: POSH HOSPITALITY NO 3 CONGRESS AVENUE LLC **CEO:** Caroline Foulke
 1533 SUNSET Dr, Ste 150, MIAMI, FL 33143
Situs Address: 2960 Kentucky St, West Palm Beach, FL **Case No:** C-2025-03250018
PCN: 00-43-44-05-08-002-0230 **Zoned:** MUPD

Violations:		1	Details: All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare. Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) Issued: 03/26/2025 Status: CCH
		2	Details: The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight. Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1) Issued: 03/26/2025 Status: CCH
		3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/26/2025 Status: CCH

cc: Posh Hospitality No 3 Congress Avenue Llc

	Agenda No.: 024	Complexity Level: -	Status: Active
	Respondent: THE MOST HIGH REALTY GROUP INC		CEO: Caroline Foulke
	2765 Forest Hill Blvd, West Palm Beach, FL 33406		
	Situs Address: 2765 Forest Hill Blvd, West Palm Beach, FL		Case No: C-2025-06040001
	PCN: 00-43-44-08-15-006-0050		Zoned: CG
Violations:		1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/16/2025 Status: CCH

cc: The Most High Realty Group Inc

Agenda No.: 025 **Complexity Level:** 1 **Status:** Removed
Respondent: BANK OF AMERICA, NATIONAL ASSOCIATION **CEO:** John Gannotti
 1200 South Pine Island Rd, Plantation, FL 33324
Situs Address: 6830 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2025-03260011
PCN: 00-42-43-27-28-001-0070 **Zoned:** MUPD

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Violations: **2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2012-022846-0000 Electrical Site Lighting has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 03/27/2025 **Status:** CLS

cc: Bank Of America, National Association
Bank Of America, National Association

Agenda No.: 026 **Complexity Level:** 1 **Status:** Removed
Respondent: Commons Vista Park Llc **CEO:** John Gannotti
1201 Hays St, Tallahassee, FL 32301
Situs Address: 2101 Vista Pkwy, West Palm Beach, FL **Case No:** C-2025-04170007
PCN: 00-42-43-22-15-021-0140 **Zoned:** PIPD

Violations: **2** **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically the parking lot lighting not operable to sufficiently illuminate the lot after dark, prior to daylight.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 04/22/2025 **Status:** CLS

cc: Commons Vista Park Llc
Commons Vista Park Llc

Agenda No.: 027 **Complexity Level:** 1 **Status:** Removed
Respondent: Bolin, Samantha **CEO:** Kareem B Graham
1090 S Ridge Rd, Lake Worth, FL 33462-6138
Situs Address: 1090 Ridge Rd, Lake Worth, FL **Case No:** C-2025-05130027
PCN: 00-43-45-09-08-000-0190 **Zoned:** RM

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: 05/14/2025 **Status:** CLS

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: VALLADARES, LESTER H ORTIZ **CEO:** Kareem B Graham
7756 Washington Ave, Lake Worth, FL 33462-5312
Situs Address: 7756 Washington Ave, Lake Worth, FL **Case No:** C-2025-06020016
PCN: 00-43-45-09-09-000-3250 **Zoned:** RM

Violations: **2** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 06/03/2025 **Status:** SIT

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the furniture stored outside on the side of the dwelling.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/03/2025 **Status:** SIT

Agenda No.: 029 **Complexity Level:** - **Status:** Postponed
Respondent: Byers, Stephen J **CEO:** Dennis A Hamburger
7396 Skyline Dr, Delray Beach, FL 33446-2218
Situs Address: 7396 Skyline Dr, Delray Beach, FL **Case No:** C-2025-03280005
PCN: 00-42-46-15-01-001-0030 **Zoned:** AR

**CODE COMPLIANCE
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Violations:

- 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the RVs on the property
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/02/2025 **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, a wood deck has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2025 **Status:** CCH

Agenda No.: 030

Complexity Level: 1

Status: Active

Respondent: Fournier, Daniel

CEO: Dennis A Hamburger

5292 Lake Blvd, Delray Beach, FL 33484-4270

Situs Address: 5292 Lake Blvd, Delray Beach, FL

Case No: C-2025-04240001

PCN: 00-42-46-23-02-000-4370

Zoned: RS

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/12/2025 **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, a garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/12/2025 **Status:** CCH

- 3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E94010682 (Electrical) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 05/12/2025 **Status:** CCH

- 4 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B93022797 (Alterations-Residential) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 05/12/2025 **Status:** CCH

- 5 **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 # E94010680 (General Electrical) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 05/12/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

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. More specifically but not limited to the various items left in the front and east side of this property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/11/2025 **Status:** CLS

- 3 **Details:** Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height. More specifically no address posted on the front of the structure. A four-digit number that did not match the address was observed affixed next to a door.
Code: Palm Beach County Codes & Ordinances - 10.11.4
Issued: 06/11/2025 **Status:** CLS

Agenda No.: 035 **Complexity Level:** - **Status:** Removed
Respondent: FERNANDEZ, Carlos; FERNANDEZ, Caridad **CEO:** Paul Kelso
3557 Gulfstream Rd, Lake Worth Beach, FL 33461-3521
Situs Address: 3795 93rd Ln N, West Palm Beach, FL **Case No:** C-2025-06160038
PCN: 00-43-42-18-00-000-7290 **Zoned:** RM

Violations:

- 1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads. More specifically, the Green colored Jaguar parked on the property
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 06/18/2025 **Status:** CLS

- 3 **Details:** Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height.
Code: Palm Beach County Codes & Ordinances - 10.11.4
Issued: 06/18/2025 **Status:** CLS

Agenda No.: 036 **Complexity Level:** - **Status:** Active
Respondent: CALDERON, Marcos **CEO:** Ray F Leighton
4674 Holt Rd, West Palm Beach, FL 33415-4706
Situs Address: 4674 Holt Rd, West Palm Beach, FL **Case No:** C-2024-08190009
PCN: 00-42-44-12-04-000-0870 **Zoned:** RM

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway pavers appearing on your property have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/20/2024 **Status:** SIT

Agenda No.: 037 **Complexity Level:** - **Status:** Active
Respondent: Victoria, Eleodoro **CEO:** Timothy M Madu
1304 Beacon Cir, Wellington, FL 33414-3154
Situs Address: 16190 64th Pl N, Loxahatchee, FL **Case No:** C-2025-04210027
PCN: 00-40-42-36-00-000-5200 **Zoned:** AR

Violations:

- 1 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Specifically, the presence of mold in the master bathroom.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

	<p>Code: Palm Beach County Property Maintenance Code - Section 14-34 (a) Issued: 04/23/2025 Status: CLS</p>
2	<p>Details: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.</p> <p style="padding-left: 40px;">More specifically, the decaying wood in the interior side of the front door and the large gap not creating a seal.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 04/23/2025 Status: CCH</p>
3	<p>Details: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.</p> <p style="padding-left: 40px;">More specifically, the water system defects are causing a brown-colored water and odor to emanate from the faucets.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (3) Issued: 04/23/2025 Status: CCH</p>
4	<p>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.</p> <p style="padding-left: 40px;">More specifically, the disrepair and non-working shower.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Issued: 04/23/2025 Status: CCH</p>
5	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="padding-left: 40px;">More specifically, the accumulation and storage of vegetative debris on the west side of the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/23/2025 Status: CCH</p>
6	<p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p style="padding-left: 40px;">More specifically, the broken electrical light on the front pillar.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 04/23/2025 Status: CCH</p>
7	<p>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.</p> <p style="padding-left: 40px;">More specifically, cut the grass.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 04/23/2025 Status: CCH</p>

Agenda No.: 038	Complexity Level: 1	Status: Active		
Respondent: 7 ELEVEN INC 801 US HIGHWAY 1, North Palm Beach, FL 33408		CEO: Nedssa Miranda		
Situs Address: 130 N Jog Rd, West Palm Beach, FL		Case No.: C-2025-03110019		
PCN: 00-42-43-34-08-001-0000		Zoned: MUPD		
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td> <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="padding-left: 40px;">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, open storage including all the trash, buckets, bottles, plastics, debris, liter, and items storage on the property</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/14/2025 Status: SIT</p> </td> </tr> </table>		1	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="padding-left: 40px;">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, open storage including all the trash, buckets, bottles, plastics, debris, liter, and items storage on the property</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/14/2025 Status: SIT</p>
1	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="padding-left: 40px;">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, open storage including all the trash, buckets, bottles, plastics, debris, liter, and items storage on the property</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/14/2025 Status: SIT</p>			

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CCH
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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:** CCH
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 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:** CCH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, METAL CHICKEN COOP has been erected or installed without a valid building permit.
- Obtain required building permits for the METAL CHICKEN COOP or remove the METAL CHICKEN COOP.
- 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:** CCH
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SMALL SHED #1 has been erected or installed without a valid building permit.
- Obtain required building permits for the SMALL SHED #1 or remove the SMALL SHED #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:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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	Issued: 09/27/2024		Status: CCH
14	<p>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.</p> <p style="text-align: center;">Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g).</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p>Issued: 09/27/2024 Status: CCH</p>		
15	<p>Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p>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.</p> <p style="text-align: center;">More specifically, Obtain a Permit for the Site Development and Fill.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Unified Land Development Code - 18.A.6.B & 18.D.5.A.1</p> <p>Issued: 09/27/2024 Status: CCH</p>		

cc: Mesa, Adonis
 Mesa, Ninsi E

Agenda No.: 043 **Complexity Level:** 1 **Status:** Removed
Respondent: MORENO, DIANA; MORENO ANDRADE, CARLOS D **CEO:** Nedssa Miranda
 415 W Shadyside Cir, West Palm Beach, FL 33415-2534
Situs Address: 415 W Shadyside Cir, West Palm Beach, FL **Case No.:** C-2025-04230010
PCN: 00-42-44-02-09-000-0240 **Zoned:** RS

Violations:	<p>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/STRUCTURE #2 has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the SHED/STRUCTURE #2 or remove the SHED/STRUCTURE #2.</p> <p style="text-align: center;">Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p>
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

	Issued: 05/01/2025	Status: CLS
2	<p>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, INACTIVE SHED permit # B-2019-026653-0000 has become inactive or expired.</p> <p>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE SHED permit # B-2019-026653-0000</p> <p>Obtain a Certificate of Completion for permit # INACTIVE SHED permit # B-2019-026653-0000</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p>Issued: 05/01/2025 Status: CLS</p>	
3	<p>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p>Cease using recreational vehicles, boats, sports vehicles and/or trailers for living, sleeping or housekeeping purposes.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.d</p> <p>Issued: 05/01/2025 Status: CLS</p>	
4	<p>Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.</p> <p>Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</p> <p>Code: Unified Land Development Code - 6.D.1.A.2.a</p> <p>Issued: 05/01/2025 Status: CLS</p>	

Agenda No.: 044	Complexity Level: 1	Status: Removed
Respondent: RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY 14 Ram Clark Rd, New City, NY 10956-1210		CEO: Nedssa Miranda
Situs Address: 5110 Wallis Rd, West Palm Beach, FL		Case No.: C-2025-01290023
PCN: 00-42-43-35-16-000-0270		Zoned: RM
Violations:	<p>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.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height all over the property</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p>Issued: 01/30/2025 Status: CCH</p> <p>2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/structure has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the shed/structure or remove the shed/structure.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 01/30/2025 Status: CCH</p> <p>3 Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Repair/maintain all accessory structures in disrepair. Make repair to the chain link fence on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)</p>	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

- Issued:** 01/30/2025 **Status:** CCH
- 4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, INACTIVE FENCE permit # B-2016-014454-0000 has become inactive or expired.
- A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, INACTIVE FENCE permit # B-2016-014454-0000.
- Obtain a Certificate of Completion for INACTIVE FENCE permit # B-2016-014454-0000.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/30/2025 **Status:** CCH
- 5** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
- Repair/maintain all accessory structures in disrepair. More SPECIFICALLY DISREPAIR SHED.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/30/2025 **Status:** CCH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (additional wood) has been erected or installed without a valid building permit.
- Obtain required building permits for the fence (additional wood) or remove the fence (additional wood).
- 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: 01/30/2025 **Status:** CCH
- 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.
- 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: 01/30/2025 **Status:** CCH

Agenda No.: 045 **Complexity Level:** 1 **Status:** Postponed
Respondent: RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY **CEO:** Nedssa Miranda
 14 Ramclark Rd, New City, NY 10956-1210
Situs Address: 198 Tropical Ave, West Palm Beach, FL **Case No:** C-2025-01290024
PCN: 00-42-43-35-02-010-0010 **Zoned:** RM

- Violations:**
- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Please cut the grass in the entire area of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/30/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

- Issued:** 01/30/2025 **Status:** CCH
- 8** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn
- Code:** Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/30/2025 **Status:** CCH
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHED/STRUCTURE has been erected or installed without a valid building permit.
- Obtain required building permits for the SHED/STRUCTURE or remove the SHED/STRUCTURE.
- 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: 01/30/2025 **Status:** CCH
- 10** **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/STRUCTURE has been erected or installed without a valid building permit.
- Obtain required building permits for the ADDITION/STRUCTURE or remove the ADDITION/STRUCTURE.
- 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: 01/30/2025 **Status:** CCH
- 11** **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.
- Remove TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/30/2025 **Status:** CCH
- 12** **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.
- Park the TRAILERS in the side or rear yard and screen the TRAILERS from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/30/2025 **Status:** CCH
- 13** **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: 01/30/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

	Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)	Issued: 03/24/2025	Status: SIT
4	<p>Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 03/24/2025 Status: SIT</p>		
5	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the FENCE or remove the FENCE.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 03/24/2025 Status: SIT</p>		
6	<p>Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <ol style="list-style-type: none"> 1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback. 2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines. <p>Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.</p> <p>Code: Unified Land Development Code - 7.D.4.A.1.a</p> <p>Issued: 03/24/2025 Status: CLS</p>		
7	<p>Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</p> <p>Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, pressure clean and or paint the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</p> <p>Issued: 03/24/2025 Status: SIT</p>		

Agenda No.: 048	Complexity Level: 1	Status: Active		
Respondent: ANGLICAN CATEDRAL CHURCH OF SAO PAULO IN FLORIDA CORP 3927 N Federal Hwy, Pompano Beach, FL 33064	CEO: Joanna Mirodias			
Situs Address: 7529 Prescott Ln, Lake Worth, FL	Case No: C-2025-05140026			
PCN: 00-42-45-09-15-000-0480	Zoned: RTS			
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white aluminum fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 06/02/2025 Status: CCH</p> </td> </tr> </table>		1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white aluminum fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 06/02/2025 Status: CCH</p>
1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the white aluminum fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 06/02/2025 Status: CCH</p>			

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations:

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

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

 Observation: The site is operating as a Retail Nursery and Landscape Service.
Code: Unified Land Development Code - 1.A.2
Issued: 02/19/2025 **Status:** CCH
- 2 **Details:** Outdoor bulk storage of mulch, rock, soil, or similar material shall comply with the Outdoor Storage standards contained in Art. 5.B, Accessory Uses and Structures. Outdoor bulk storage in residential zoning districts shall be setback a minimum of 50 feet or the district setback, whichever is greater. More specially, outdoor bulk storage is being stored in the setback.

Code: Unified Land Development Code - 4.B.6.C.14.g
Issued: 02/19/2025 **Status:** CCH

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: Trompe, Floguy **CEO:** Joanna Mirodias
 7769 Loomis St, Lake Worth, FL 33462-6117
Situs Address: 7769 Loomis St, Lake Worth, FL **Case No:** C-2024-12300006
PCN: 00-43-45-10-07-000-1270 **Zoned:** RM

Violations:

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/13/2025 **Status:** CCH

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: 7265 ARCADIA CT LLC **CEO:** Adam F Moulton
 7265 Arcadia Ct, Boca Raton, FL 33433
Situs Address: 7547 Silver Woods Ct, Boca Raton, FL **Case No:** C-2025-05300002
PCN: 00-42-47-21-06-000-0520 **Zoned:** AR

Violations:

- 2 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 05/30/2025 **Status:** SIT

cc: 7265 Arcadia Ct Llc

Agenda No.: 056 **Complexity Level:** 1 **Status:** Active
Respondent: SG 7176 LLC **CEO:** Adam F Moulton
 5440 Glades Rd, Ste 520, Boca Raton, FL 33431-7277
Situs Address: 7176 Beracasa Way, Boca Raton, FL **Case No:** C-2024-12130005
PCN: 00-42-47-21-10-000-0080 **Zoned:** CG

Violations:

- 3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2020-018986-0000 "electrical generator" 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-2020-018986-0000 does not have a Certificate of Completion.

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 03/17/2025 **Status:** CCH

cc: Sg 7176 Llc

Agenda No.: 057 **Complexity Level:** - **Status:** Removed
Respondent: HARMON, CEDRIC; HARMON, SHERRYANN **CEO:** Nick N Navarro
PO BOX 13708, Fort Pierce, FL 34979-3708
Situs Address: 4370 Coconut Rd, Lake Worth, FL **Case No:** C-2025-04210038
PCN: 00-43-44-30-01-042-0051 **Zoned:** RM

- Violations:**
- 1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.

>> Landscaping trucks. Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 04/21/2025 **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.

>> 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: 04/21/2025 **Status:** CLS
 - 3 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.

>> Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/21/2025 **Status:** CLS

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: RUDDER, FREDERICK A **CEO:** Nick N Navarro
3405 Baltusrol Ln, Lake Worth, FL 33467-1303
Situs Address: 3405 Baltusrol Ln, Lake Worth, FL **Case No:** C-2025-04070021
PCN: 00-42-44-21-01-000-2450 **Zoned:** RS

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

>> Trailers. Please park/ store trailers in the side or rear yard where they are screened from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/08/2025 **Status:** CCH
 - 2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.

>> Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

	Issued: 04/08/2025	Status: CCH
3	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="padding-left: 40px;">>> Remove all open/outdoor storage of inoperable vehicles, automotive parts, tires, garbage, trash or similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 04/08/2025 Status: CCH</p>	
4	<p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p style="padding-left: 40px;">>> No parking / storing vehicles on the grass.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.2</p> <p>Issued: 04/08/2025 Status: CCH</p>	
5	<p>Details: No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.</p> <p style="padding-left: 40px;">>> Please cease parking, storing or keeping equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.a</p> <p>Issued: 04/08/2025 Status: CCH</p>	

Agenda No.: 059 **Complexity Level:** - **Status:** Removed
Respondent: Ethel Hoppe, Life Tenant; and Charles W. Hoppe, Jr., **CEO:** Steve R Newell
Remainderman
567 Riverside Dr, Palm Beach Gardens, FL 33410-4844

Situs Address: 8633 Satalite Ter, West Palm Beach, FL **Case No:** C-2025-05120002
PCN: 00-43-42-19-04-000-0531 **Zoned:** RM

Violations:	<p>1 Details: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)</p> <p>Issued: 06/10/2025 Status: CLS</p>
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Agenda No.: 060 **Complexity Level:** 1 **Status:** Active
Respondent: PEDRO E DE LA UZ ESTATE Unknown Personal **CEO:** Paul Pickett
Representative, Spouse, Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors, Trustees and All Other
Parties Claiming By, Through, Under or Against the Estate
of Pedro E De La Uz and All Other Unknown Persons or
Parties Having or Claiming to Have Any Right, Title or
Interest in the Property Located at 1183 Woodcrest Rd W.
WPB. FL.; and Unknown Personal Representative, Spouse,
Heirs, Devisees, Grantees, Assignees, Lienors, Creditors,
Trustees and All Other Parties Claiming By, Through, Unde
or Against the Estate of Pedro E De La Uz and All Other
Unknown Persons or Parties Having or Claiming to Have
Any Right, Title or Interest in the Property Located at 1183
Woodcrest Rd W. WPB. FL.
1183 Woodcrest Rd W, West Palm Beach, FL 33417-5726

Situs Address: 1183 Woodcrest Rd W, West Palm Beach, FL **Case No:** C-2025-04040001
PCN: 00-42-43-26-18-006-0030 **Zoned:** RS

Violations:	<p>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, GAZEBO has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 04/07/2025 Status: CCH</p>
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

Violations:

- | | |
|----------|---|
| 1 | <p>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.</p> <p style="text-align: center;">>>>MORE SPECIFICALLY, THERE ARE PILES OF FILL ON THE PROPERTY AND FILL SPREAD ON THE PROPERTY THAT HAVE BEEN ADDED WITHOUT A PERMIT. Please obtain the required permit for IMPACT OF CONSTRUCTION.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 06/11/2025 Status: SIT</p> |
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="text-align: center;">>>>MORE SPECIFICALLY, VEGETATIVE DEBRIS IS PILED AND STORED ALONG THE FRONTAGE OF THE SITUS, AT THE ROADS EDGE. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/11/2025 Status: SIT</p> |
| 3 | <p>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p style="text-align: center;">>>>MORE SPECIFICALLY, THERE IS A BOX TRAILER PARKED BETWEEN THE STREET AND STRUCTURE. Remove THE TRAILER from the front setback or other area between the structure and street. Park THE TRAILER in the side or rear yard.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/11/2025 Status: SIT</p> |

Agenda No.: 064	Complexity Level: -	Status: Active
Respondent: PRISTINE PROPERTIES OF WPB LLC; TAYLOR, SUSA Esq 2000 PGA Blvd, Ste 4440 PMB# 199, Palm Beach Gardens, FL 33408		CEO: Ronald Ramos
Situs Address: 12781 Wilderness Dr, Palm Beach Gardens, FL		Case No: C-2025-04020022
PCN: 00-41-41-27-01-001-0180		Zoned: AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 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. More specifically, the grass and weeds are overgrown and are not being maintained on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/28/2025 **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, a metal structure with vinyl top has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/28/2025 **Status:** CCH
- 3 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there appears to be unlicensed and/or unregistered vehicles are parked on the property.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 03/28/2025 **Status:** CCH

cc: 22868 Dolphin Llc
Occupant

Agenda No.: 069 **Complexity Level:-** **Status:** Active
Respondent: Albee LLC **CEO:** Teresa G Rouse
19800 SW 180th Ave, Lot 418, Miami, FL 33187
Situs Address: 10588 Sandalfoot Blvd, Boca Raton, FL **Case No:** C-2025-04020020
PCN: 00-41-47-25-02-000-1430 **Zoned:** AR

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a new roof has been erected or installed on the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/04/2025 **Status:** CCH
- 2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the mobile home skirting is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 04/04/2025 **Status:** CLS
- 3 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 04/04/2025 **Status:** CLS

cc: Albee Llc
Occupant

Agenda No.: 070 **Complexity Level:-** **Status:** Active
Respondent: Melo, Leonardo M **CEO:** Teresa G Rouse
22878 Neptune Rd, Boca Raton, FL 33428-5745
Situs Address: 22878 Neptune Rd, Boca Raton, FL **Case No:** C-2025-01190001
PCN: 00-41-47-36-03-000-6020 **Zoned:** AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations: **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, 6-foot wooden fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/10/2025 **Status:** CCH

Agenda No.: 071 **Complexity Level:** 1 **Status:** Removed
Respondent: Pompano 41 CT, LLC **CEO:** Teresa G Rouse
12740 Yardley Dr, Boca Raton, FL 33428-4866
Situs Address: 22773 SW 65th Ave, Boca Raton, FL **Case No:** C-2025-04230051
PCN: 00-42-47-30-02-010-0130 **Zoned:** RM

Violations: **4** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there are vehicles parked on the property that appear to be unlicensed or unregistered.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 05/05/2025 **Status:** CLS

cc: Occupant
Pompano 41 Court, Llc

Agenda No.: 072 **Complexity Level:** 1 **Status:** Removed
Respondent: Robinson, Darius **CEO:** Teresa G Rouse
10332 Dorchester Dr, Boca Raton, FL 33428-4207
Situs Address: 10332 Dorchester Dr, Boca Raton, FL **Case No:** C-2025-05090001
PCN: 00-41-47-25-04-003-0100 **Zoned:** RS

Violations: **1** **Details:** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixtures shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot and cold running water. More specifically, the home does not have running water.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1)
Issued: 05/21/2025 **Status:** CLS

2 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. More specifically, the pool water is green and is not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 05/21/2025 **Status:** CLS

3 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. More specifically, there are signs of insect infestation in the home.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 05/21/2025 **Status:** CLS

cc: Rapp Law Pllc

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: Shelest, Art **CEO:** Teresa G Rouse
PO BOX 8441, Pompano Beach, FL 33075-8441
Situs Address: 10587 228th Ln S, Boca Raton, FL **Case No:** C-2025-03100008
PCN: 00-41-47-25-11-001-0420 **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 six-foot wood fence has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2025 **Status:** CCH

CODE COMPLIANCE
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- Violations:**
- 1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 05/22/2025 **Status:** CCH
 - 2 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises.
Code: Unified Land Development Code - 5.B.1.A.3.a
Issued: 05/22/2025 **Status:** CCH

Agenda No.: 080 **Complexity Level:** - **Status:** Active
Respondent: Rockoff, Meshullam U **CEO:** Omar J Sheppard
16318 E Wiltshire Dr, Loxahatchee, FL 33470-4044
Situs Address: 16318 E Wiltshire Dr, Loxahatchee, FL **Case No:** C-2025-02200011
PCN: 00-40-43-24-00-000-4060 **Zoned:** AR

- Violations:**
- 1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/14/2025 **Status:** CCH

Agenda No.: 081 **Complexity Level:** - **Status:** Active
Respondent: Arbassio, Kathleen **CEO:** Christina G Stodd
14607 89th Pl N, Loxahatchee, FL 33470-5618
Situs Address: 14607 89th Pl N, Loxahatchee, FL **Case No:** C-2024-11040017
PCN: 00-41-42-20-00-000-3210 **Zoned:** AR

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to several vehicles observed that appeared to be inoperable and vegetative debris and construction debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/08/2024 **Status:** SIT
 - 2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 11/08/2024 **Status:** SIT

Agenda No.: 082 **Complexity Level:** - **Status:** Active
Respondent: Castro, Ricardo; Valero, Lucero A **CEO:** Christina G Stodd
13925 Orange Grove Blvd, West Palm Beach, FL 33411-841
Situs Address: 13925 Orange Grove Blvd, West Palm Beach, FL **Case No:** C-2025-02030041
PCN: 00-41-43-09-00-000-3300 **Zoned:** AR

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/11/2025 **Status:** SIT
 - 2 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 02/11/2025 **Status:** SIT
 - 3 **Details:** Fences or walls in any zoning district, shall not be electrified or contain any substance such as broken glass, spikes, nails, barbed wire, razors, or any other dangerous material designed to inflict discomfort, pain, or injury to a person or animal, except as allowed below.

More specifically, barbed wire fencing is prohibited.
Code: Unified Land Development Code - 5.B.1.A.2.b.5.e. Dangerous Materials

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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Issued: 02/11/2025 **Status:** CLS
7 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, obtain a Business Tax Receipt for the home-based business.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 02/11/2025 **Status:** SIT

Agenda No.: 083 **Complexity Level:** - **Status:** Active
Respondent: Eriscar, Renelande **CEO:** Christina G Stodd
14535 89th Pl N, Loxahatchee, FL 33470-5618
Situs Address: 14535 89th Pl N, Loxahatchee, FL **Case No:** C-2025-02190010
PCN: 00-41-42-20-00-000-3220 **Zoned:** AR

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to vegetative debris surrounding the property and construction materials, tires, palettes, and fencing materials.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/20/2025 **Status:** SIT

Agenda No.: 084 **Complexity Level:** - **Status:** Active
Respondent: Guerendian, Gabriel Vina **CEO:** Christina G Stodd
7711 Avocado Blvd, West Palm Beach, FL 33412-2723 **Type:** Repeat
Situs Address: 7711 Avocado Blvd, West Palm Beach, FL **Case No:** C-2025-07170005
PCN: 00-41-42-28-00-000-3720 **Zoned:** AR

Violations: **1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 07/17/2025 **Status:** SIT

Agenda No.: 085 **Complexity Level:** - **Status:** Removed
Respondent: Hewlett, Johnny Carl **CEO:** Christina G Stodd
15551 N 72nd Ct, Loxahatchee, FL 33470-3115
Situs Address: 15551 72nd Ct N, Loxahatchee, FL **Case No:** C-2024-01300013
PCN: 00-41-42-30-00-000-7650 **Zoned:** AR

Violations: **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed to the northeast of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/05/2024 **Status:** CLS

Agenda No.: 086 **Complexity Level:** - **Status:** Active
Respondent: Leslie B Lillberg, Life Tenant; Elizabeth Lillberg, **CEO:** Christina G Stodd
Remainderman; and Kenneth Lillberg, Remainderman.
88 NE 5th Ave, Delray Beach, FL 33483
Situs Address: 10979 Denoeu Rd, Boynton Beach, FL **Case No:** C-2024-07160043
PCN: 00-41-45-13-02-001-0011 **Zoned:** RE

Violations: **1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2006-056278-0000 for an Accessory Dwelling has become inactive or expired.

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	<p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/20/2024 Status: SIT</p>
2	<p>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, permit # B-2006-056278-0000 which is for an Accessory Dwelling needs a Certificate of Occupancy.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.1 Issued: 08/20/2024 Status: SIT</p>
3	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2006-031464-0000 for a Residential Addition has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/20/2024 Status: SIT</p>
4	<p>Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, Permit # B-2006-031464-0000 for a Residential Addition needs a Certificate of Occupancy.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 111.1 Issued: 08/20/2024 Status: SIT</p>

cc: Lillberg, Elizabeth
Lillberg, Kenneth
Lillberg, Leslie B

Agenda No.: 087 **Complexity Level:** - **Status:** Active
Respondent: Solder, Thomas **CEO:** Christina G Stodd
 14889 Tangelo Blvd, West Palm Beach, FL 33412-1720
Situs Address: 14889 Tangelo Blvd, West Palm Beach, FL **Case No:** C-2024-10300002
PCN: 00-41-42-17-00-000-4060 **Zoned:** AR

Violations:	<p>1 Details: All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition. Code: Palm Beach County Property Maintenance Code - Section 14-32 (a) Issued: 10/31/2024 Status: SIT</p> <p>2 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 10/31/2024 Status: SIT</p> <p>3 Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. Code: Unified Land Development Code - 6.D.1.A.3 Issued: 10/31/2024 Status: SIT</p> <p>4 Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Code: Unified Land Development Code - 6.D.1.A.3.d Issued: 10/31/2024 Status: SIT</p> <p>5 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 10/31/2024 Status: SIT</p>
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cc: Veterans Advocacy Project Legal Aid Society Of Palm Beach County, Inc.

Agenda No.: 088 **Complexity Level:** - **Status:** Active
Respondent: Walker, Jordan F **CEO:** Christina G Stodd
 2772 NE 30th Ave, Apt 7C, Pompano Beach, FL 33064-828

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Situs Address: 9259 190th St N, Loxahatchee,, FL
PCN: 00-40-42-15-00-000-8140

Case No: C-2024-11140013
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.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 11/15/2024 **Status:** SIT

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

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 11/15/2024 **Status:** SIT

Agenda No.: 089

Complexity Level: -

Status: Removed

Respondent: Cardet, Antonio

CEO: RI Thomas

PO BOX 187, Lake Harbor, FL 33459-0187

Situs Address: 15 W Corkscrew Blvd, Clewiston, FL

Case No: C-2025-03040007

PCN: 00-35-44-02-03-001-0020

Zoned: RM

Violations:

- 1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/07/2025 **Status:** CCH

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/07/2025 **Status:** CCH

Agenda No.: 090

Complexity Level: -

Status: Active

Respondent: Leite, Raina L; Leite, Ryan

CEO: RI Thomas

12351 Persimmon Blvd, Royal Palm Beach, FL 33411-8975

Situs Address: 12351 Persimmon Blvd, West Palm Beach, FL

Case No: C-2024-12060010

PCN: 00-41-43-03-00-000-5610

Zoned: AR

Violations:

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

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Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/10/2025 **Status:** CCH

Agenda No.: 091 **Complexity Level:** - **Status:** Active
Respondent: Sanchez Arevalo, Marco A; Maldonado Camacho, Ruth E **CEO:** RI Thomas
11319 57th Rd N, Royal Palm Beach, FL 33411-8835
Situs Address: 11319 57th Rd N, West Palm Beach, FL 33411 **Case No:** C-2025-01060011
PCN: 00-41-43-02-00-000-1086 **Zoned:** AR

Violations: **2** **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 03/20/2025 **Status:** CCH

Agenda No.: 092 **Complexity Level:** - **Status:** Active
Respondent: Sanchez, Jorge Leon; Sanchez, Jennifer D **CEO:** RI Thomas
51 W Corkscrew Blvd, Clewiston, FL 33440-9798
Situs Address: 51 W Corkscrew Blvd, Clewiston, FL **Case No:** C-2025-04030006
PCN: 00-35-44-02-03-004-0180 **Zoned:** RM

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/04/2025 **Status:** CCH
2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/04/2025 **Status:** CCH

Agenda No.: 093 **Complexity Level:** - **Status:** Removed
Respondent: Velasquez, Meija Liliana; Velasquez, Wilfido Meija **CEO:** RI Thomas
14616 74th St N, Loxahatchee, FL 33470-5209
Situs Address: 14616 74th St N, Loxahatchee, FL **Case No:** C-2024-10290007
PCN: 00-41-42-29-00-000-7460 **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, for loads of fill dirt brought into the property and spread without a valid building permit. has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2024 **Status:** CCH
2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/18/2024 **Status:** CCH

Agenda No.: 094 **Complexity Level:** - **Status:** Active
Respondent: Vilme, Ducis; Vilme, Marie F **CEO:** RI Thomas
8748 Pioneer Rd, Royal Palm Beach, FL 33411-4526
Situs Address: 8748 Pioneer Rd, West Palm Beach, FL **Case No:** C-2025-02110026
PCN: 00-42-43-27-05-011-0272 **Zoned:** AR

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

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
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1201 HAYS St, TALLAHASSEE, FL 32301

Situs Address: 6017 Southern Blvd, FL
PCN: 00-42-43-34-19-001-0000

Case No: C-2025-04010028
Zoned: MUPD

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height. More specifically, trimmed the overgrowth grass area along the easement/drainage area within your property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 04/17/2025 Status: SIT</p> |
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, remove all the trash and or clean the area along the easement/drainage area within your property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/17/2025 Status: SIT</p> |

cc: Liberty Property Limited Partnership

Agenda No.: 099 **Complexity Level:** 1 **Status:** Removed
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 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ALUMINUM PORCH has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2024 Status: CLS</p> |
| 4 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2024 Status: CLS</p> |

Agenda No.: 100 **Complexity Level:** 1 **Status:** Active
Respondent: MORALES, DARIEL ALEJANDRO; MORALES, PAMAJ **CEO:** Paul Pickett
K
1234 Woodcrest Rd W, West Palm Beach, FL 33417-5729

Situs Address: 1234 Woodcrest Rd W, West Palm Beach, FL **Case No:** C-2024-09100007
PCN: 00-42-43-26-18-003-0130 **Zoned:** RS

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/19/2024 Status: CCH</p> |
|----------|---|

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Violations: 1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Specifically: The retention pond wall is not maintained and is not structurally sound as evidenced by breaks loose and rotting materials.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/22/2024 **Status:** CCH

cc: Becker & Poliakoff
 St. Andrews Glen Condominium Association, Inc.

Agenda No.: 105 **Complexity Level:** - **Status:** Active
Respondent: SUNRISE OF PALM BEACH CONDOMINIUM **CEO:** Nick N Navarro
 ASSOCIATION, INC. 1
 301 Yamato, Ste 2199, Boca Raton, FL 33431 **Type:** Life Safety
Situs Address: 4820 Lucerne Lakes Blvd, FL **Case No:** C-2025-06180024
PCN: **Zoned:**

Violations: 1 **Details:** All Fire Protection Systems are in Operating Condition (Water on System, No Troubles on Panel)

>>

1. (Fire Sprinkler) Have fire protection contractor make all required repairs listed on the fire sprinkler system inspection report and provide repair documentation to the fire inspector.
 2. (Fire Pump) Have fire protection contractor make all required repairs to the fire pump and provide repair documentation to the fire inspector. Fire pump has multiple red tags that need to be addressed.

Code: National Fire Protection Association 1 2021 - 13.1.8
Issued: 07/03/2025 **Status:** CCH

2 **Details:** Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height.

>> Install/Replace address number so that they are a minimum of 8 inches in height, plainly visible from the street and contrast in color to the background.

Code: Palm Beach County Codes & Ordinances - 10.11.4
Issued: 07/03/2025 **Status:** CCH

3 **Details:** Sprinklers shall not be Altered.

Replace altered fire sprinkler head. No sprinkler shall be altered after manufacture.
 >> More specifically, replace altered fire sprinkler heads OR provide support documentation from the contracted Sprinkler Company confirming the wax coating meets NFPA requirements.

Code: National Fire Protection Association 1 2021 - 13.3.3.5.1.6
Issued: 07/03/2025 **Status:** CCH

4 **Details:** - Fire Pump Inspection, Testing & Maintenance Frequency Requirements

>> Fire pump shall be inspected and tested according to the frequency required by NFPA 25. "No-flow" Operational Test must be maintained. Last logs were from 2020.

Code: National Fire Protection Association 25 2020 - 8.1.1.2
Issued: 07/03/2025 **Status:** CCH

5 **Details:** Systems & Equipment Testing & Maintenance Records.

>> 1. Provide a copy of the annual fire pump inspection report to the fire inspector.
 2. Provide a copy of the annual fire sprinkler system inspection report to the fire inspector.

Code: National Fire Protection Association 1 2021 - 13.1.6
Issued: 07/03/2025 **Status:** CCH

6 **Details:** - Sprinkler Wrench Required.

>> Provide required sprinkler wrench in the spare sprinkler head cabinet.

Code: National Fire Protection Association 1 2021 - 13.3.3.5.1.5.5
Issued: 07/03/2025 **Status:** CCH

cc: Century Management Consultants, Inc.

Agenda No.: 106 **Complexity Level:** - **Status:** Active

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM

Respondent: SUNRISE OF PALM BEACH CONDOMINIUM ASSOCIATION, INC. 1
 301 Yamato, Ste 2199, Boca Raton, FL 33431
CEO: Nick N Navarro
Type: Life Safety
Situs Address: 4760 Lucerne Lakes Blvd, FL
Case No: C-2025-06180023
PCN:
Zoned:

Violations:

- 1** **Details:** The AHJ shall have the authority to require standby fire personnel or an approved fire watch when potentially hazardous conditions or a reduction in a life safety feature exist due to the type of performance, display, exhibit, occupancy, contest, or activity; an impairment to a fire protection feature; or the number of persons present.

>> Correct all dangerous/life threatening deficiencies, call for inspection prior to resuming work.

Code: National Fire Protection Association 1 2018 - 1.7.17.1
Issued: 07/03/2025 **Status:** CCH
- 2** **Details:** All Fire Protection Systems are in Operating Condition (Water on System, No Troubles on Panel)

>>

 1. (Fire Pump) Have fire protection contractor make all required repairs to the fire pump and provide repair documentation to the fire inspector. Fire pump has multiple red tags that need to be addressed.
 2. (Fire Sprinkler) Have fire protection contractor make all required repairs listed on the fire sprinkler system inspection report and provide repair documentation to the fire inspector.

Code: National Fire Protection Association 1 2021 - 13.1.8
Issued: 07/03/2025 **Status:** CCH
- 3** **Details:** Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height.

>> Install/Replace address number so that they are a minimum of 8 inches in height, plainly visible from the street and contrast in color to the background.

Code: Palm Beach County Codes & Ordinances - 10.11.4
Issued: 07/03/2025 **Status:** CCH
- 4** **Details:** Additional Posting.

>> Post eight-inch (8") minimum building address (or range of addresses) on the marquee/signboard.

Code: Palm Beach County Codes & Ordinances - 10.11.4.1.2
Issued: 07/03/2025 **Status:** CCH
- 5** **Details:** - Sprinklers shall not be Altered.

>>No sprinkler shall be altered after manufacture.
 More specifically, replace altered fire sprinkler heads OR provide support documentation from the contracted Sprinkler Company confirming the wax coating meets NFPA requirements.

Code: National Fire Protection Association 1 2021 - 13.3.3.5.1.6
Issued: 07/03/2025 **Status:** CCH
- 6** **Details:** - Fire Pump Inspection, Testing & Maintenance Frequency Requirements

>> Fire pump shall be inspected and tested according to the frequency required by NFPA 25. "No-flow" Operational Test must be maintained. Last logs were from 2020.

Code: National Fire Protection Association 25 2020 - 8.1.1.2
Issued: 07/03/2025 **Status:** CCH
- 7** **Details:** - Systems & Equipment Testing & Maintenance Records

>>

Provide a copy of the annual fire sprinkler system inspection report to the fire inspector.
 Provide a copy of the annual fire pump inspection report to the fire inspector.

Code: National Fire Protection Association 1 2021 - 13.1.6
Issued: 07/03/2025 **Status:** CCH
- 8** **Details:** - Spare Sprinkler Head(s) Required.

>> Provide the required number and type of spare sprinkler heads in the spare head box.

Code: National Fire Protection Association 1 2021 - 13.3.3.5.1.5.4
Issued: 07/03/2025 **Status:** CCH
- 9** **Details:** - Sprinkler Wrench Required.

>> Provide required sprinkler wrench in the spare sprinkler head cabinet.

Code: National Fire Protection Association 1 2021 - 13.3.3.5.1.5.5
Issued: 07/03/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

- 3 Details:** Elevator Inspection & Testing
- >> Provide and post an updated elevator inspection certificate inside the elevator. Current posted certificate is expired.
- Code:** National Fire Protection Association 101 2018 - 9.4.6.1
Issued: 07/03/2025 **Status:** CCH
- 4 Details:** Systems & Equipment Testing & Maintenance Records.
- >> Provide a copy of the annual fire sprinkler system inspection report to the fire inspector. Standpipe Riser should be inspected quarterly along with a 5 year obstruction test. These tags should be placed on the riser, or documentation may be emailed to the inspector. Green tags are missing from several locations.
- Code:** National Fire Protection Association 1 2021 - 13.1.6
Issued: 07/03/2025 **Status:** CCH

cc: Cmc Property Management Consultants, Inc
Lucerne Pointe Condominium "C" Association, Inc.

Agenda No.: 110 **Complexity Level:** - **Status:** Removed
Respondent: FAIRWAY CLUB CONDOMINIUM B ASSOCIATION, IN **CEO:** Nick N Navarro
 301 YAMATO Rd, Ste 2199, Boca Raton, FL 33431 **Type:** Life Safety
Situs Address: 4725 Lucerne Lakes Blvd, FL **Case No:** C-2025-06180020
PCN: **Zoned:**
Violations:

1 Details: All Fire Protection Systems are in Operating Condition (Water on System, No Troubles on Panel)

>> (Fire Sprinkler) Have fire protection contractor make all required repairs listed on the fire sprinkler system inspection report and provide repair documentation to the fire inspector.

Code: National Fire Protection Association 1 2021 - 13.1.8
Issued: 07/03/2025 **Status:** CCH

cc: Cmc Property Management Consultants, Inc
Fairway Club Condominium B Association, Inc.

Agenda No.: 111 **Complexity Level:** - **Status:** Active
Respondent: SUNRISE OF PALM BEACH CONDOMINIUM **CEO:** Nick N Navarro
 ASSOCIATION, INC. 1
 301 Yamato Rd, Ste 2199, Boca Raton, FL 33431 **Type:** Life Safety
Situs Address: 7770 Tahiti Ln, FL **Case No:** C-2025-06180025
PCN: **Zoned:**
Violations:

1 Details: The AHJ shall have the authority to require standby fire personnel or an approved fire watch when potentially hazardous conditions or a reduction in a life safety feature exist due to the type of performance, display, exhibit, occupancy, contest, or activity; an impairment to a fire protection feature; or the number of persons present.

>> 7770 Tahiti Lane. Building has been placed on a fire watch. Provide annual inspection reports and deficiencies will be reviewed to see if fire watch can be removed at that time. Correct all dangerous/life threatening deficiencies, call for inspection prior to resuming work.

Code: National Fire Protection Association 1 2018 - 1.7.17.1
Issued: 07/03/2025 **Status:** CCH

2 Details: Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height.

>> Install/Replace address number so that they are a minimum of 8 inches in height, plainly visible from the street and contrast in color to the background.

Code: Palm Beach County Codes & Ordinances - 10.11.4
Issued: 07/03/2025 **Status:** CCH

3 Details: Sprinklers shall not be Altered.

>> 7770 Tahiti Lane. More specifically, replace altered fire sprinkler heads OR provide support documentation from the contracted Sprinkler Company confirming the wax coating meets NFPA requirements.

Code: National Fire Protection Association 1 2021 - 13.3.3.5.1.6
Issued: 07/03/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

- 4 Details:** Fire Pump Inspection, Testing & Maintenance Frequency Requirements
- >> Fire pump shall be inspected and tested according to the frequency required by NFPA 25. The "No-flow" Operational Test must be maintained. Last logs were from 2020.
- Code:** National Fire Protection Association 25 2020 - 8.1.1.2
Issued: 07/03/2025 **Status:** CCH
- 5 Details:** Systems & Equipment Testing & Maintenance Records
- >> Provide a copy of the annual fire sprinkler system inspection report to the fire inspector.
Provide a copy of the annual fire pump inspection report to the fire inspector.
- Code:** National Fire Protection Association 1 2021 - 13.1.6
Issued: 07/03/2025 **Status:** CCH
- 6 Details:** All Fire Protection Systems must be in Operating Condition.
1. (Fire Pump) Have fire protection contractor make all required repairs to the fire pump and provide repair documentation to the fire inspector. Fire pump has multiple red tags that need to be addressed.
2. (Fire Sprinkler) Have fire protection contractor make all required repairs listed on the fire sprinkler system inspection report and provide repair documentation to the fire inspector.
3. (Fire Alarm) Have fire protection contractor make all required repairs listed on the fire alarm system inspection report and provide repair documentation to the fire inspector.
- Code:** National Fire Protection Association 1 2021 - 13.1.8
Issued: 07/03/2025 **Status:** CCH
- 7 Details:** Inspection and Testing of Door Assemblies.
- >> Remove items used to block or wedge the door in the open position. Replace or repair missing or damaged self-closing devices on fire-rated doors.
More specifically, all trash chute doors were propped open and most did not close properly and need maintenance.
- Code:** National Fire Protection Association 101 2018 - 8.8
Issued: 07/03/2025 **Status:** CCH

cc: Century Management Consultants, Inc.

Agenda No.:	112	Complexity Level:	-	Status:	Active
Respondent:	FAIRWAY CLUB CONDOMINIUM O ASSOCIATION, IN 12300 SOUTH SHORE Blvd, Ste 202, Wellington, FL 3341	CEO:	Nick N Navarro	Type:	Life Safety
Situs Address:	4735 Lucerne Lakes Blvd, FL	Case No.:	C-2025-07150013	Zoned:	
PCN:					

Violations:

1 Details: FL NFPA 1 2021
Chapter 1 Administration 1.7.17.1 - Fire Watch Required

>> Fire Watch has been issued due to lack of fire sprinkler inspections and deficiencies. Conduct an approved fire watch until the fire protection system has been returned to service and verified by the AHJ. Provide documentation of fire sprinkler system annual inspection reports and deficiencies will be reviewed at that time to see if fire watch is still required.

Code: National Fire Protection Association 1 2021 - 1.7.17.1
Issued: 07/15/2025 **Status:** CCH

2 Details: Fire Sprinkler System Inspection, Testing, and Maintenance

>> Fire sprinkler system shall be inspected, tested, and maintained per NFPA 25. Provide Fire Inspector copy of fire sprinkler reports. If deficiencies exist, provide documentation all repairs have been made.

Code: National Fire Protection Association 1 2021 - 13.3.3.2
Issued: 07/15/2025 **Status:** CCH

3 Details: - Property Owner shall Correct Deficiencies or Impairments.

>> The fire sprinkler system was yellow tagged indicating non-critical system deficiencies exist that require correction. Provide the fire inspector with a copy of the annual fire sprinkler system inspection report and documentation showing all cited deficiencies were corrected.

Code: National Fire Protection Association 1 2021 - 13.3.3.4.1.5.1
Issued: 07/15/2025 **Status:** CCH

cc: Cmc Property Management
Fairway Club Condominium O Association, Inc.
Fire Rescue

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

- 7 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, A pitched structure (Located in the center to s/e quadrant, with an exterior finish similar to that of SFD) has been erected or installed without a valid building permit. Obtain required building permits for the Pitched Structure or remove the Pitched Structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/11/2025 **Status:** SIT
- 8 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, A SINGLE FAMILY DWELLING (SFD) EXISTS ON THE SITUS, WITHOUT A PERMIT. Obtain required building permits for the SINGLE FAMILY DWELLING (SFD) or remove the SINGLE FAMILY DWELLING (SFD).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/11/2025 **Status:** CLS

Agenda No.: 114 **Complexity Level:** 1 **Status:** Active
Respondent: Marrocco, Maria C; Mora, Reina G M **CEO:** Dennis A Hamburger
 6192 Springdale Way, Delray Beach, FL 33484-8417
Situs Address: 6192 Springdale Way, Delray Beach, FL **Case No:** C-2025-04250017
PCN: 00-42-46-15-20-017-0080 **Zoned:** RH

- Violations:**
- 1 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roof overhang structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/29/2025 **Status:** CCH

Agenda No.: 115 **Complexity Level:** 1 **Status:** Active
Respondent: GREAT FORTUNE PROPERTIES LLC **CEO:** Maggie Bernal
 2232 Dell Range Blvd, Ste 200, Cheyenne, WY 82009 Unit States **Type:** Repeat
Situs Address: 6435 Boyd Ln, Lake Worth, FL **Case No:** C-2025-06120022
PCN: 00-43-45-05-06-001-0810 **Zoned:** RS

- Violations:**
- 1 Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited
- Code:** Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/17/2025 **Status:** CCH

cc: Great Fortune Properties Llc
Great Fortune Properties Llc

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

- 1. SPECIAL MAGISTRATE**
- 2. COUNTY ATTORNEY**
- 3. STAFF**

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
SEPTEMBER 03, 2025 9:00 AM**

"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "