



**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM**

**Special Magistrate: William Toohey
Contested**

**Special Magistrate: Renee Clark
Non-Contested**

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001	Complexity Level: 1	Status: Active
Respondent: Armua, Ana 21536 Toledo Rd, Boca Raton, FL 33433-3512		CEO: Jen L Batchelor
Situs Address: 9949 154th Rd N, Jupiter, FL		Case No: C-2025-05010002
PCN: 00-42-41-18-00-000-7510		Zoned: AR

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, construction of a pool in the backyard without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/02/2025 Status: CCH</p>
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Agenda No.: 002	Complexity Level: 2	Status: Active
Respondent: Carol H. Wright, as Trustee of the Carol H. Wright Revocable Trust Agreement dated September 24, 2019 1926 10th Ave N, Ste 107, Lake Worth, FL 33461		CEO: Jen L Batchelor
Situs Address: 2730 Doe Trl, Loxahatchee, FL		Case No: C-2023-07060014
PCN: 00-40-43-21-01-000-0050		Zoned: AR

Violations:	<p>1 Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, but not limited to, exterior walls of the home in disrepair.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 07/28/2023 Status: CCH</p> <p>2 Details: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically, but not limited to, all walls, doors, bathrooms, counters/cabinets and windows throughout the home.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 07/28/2023 Status: CCH</p> <p>4 Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1) Issued: 07/28/2023 Status: CCH</p>
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- 3 Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, site development of the lot without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 05/27/2025 **Status:** CCH
- 4 Details:** Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.
- On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
- Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 05/27/2025 **Status:** CCH
- 5 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a gazebo has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/27/2025 **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, a large, roofed structure to the southeast side of the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/27/2025 **Status:** CCH

cc: Childgarden Llc

Agenda No.: 004	Complexity Level: 1	Status: Active
Respondent: DPMP B LINE LLC 17212 38th Ln N, Loxahatchee, FL 33470-5459		CEO: Jen L Batchelor
Situs Address: 19807 Indiantown Rd, Jupiter, FL		Case No: C-2024-09060017
PCN: 00-40-40-33-00-000-7090		Zoned: AR

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Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Including but not limited to wood fencing and ramps has been erected or installed without a valid building permit.

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, Including but not limited to wood fencing and ramps.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 03/19/2025 **Status:** CLS

cc: West Palm Gardens Fl Llc; Sds Wpb Tic Lp

Agenda No.: 007 **Complexity Level:** 1 **Status:** Removed
Respondent: AARONS, TRACY **CEO:** Frank A Davis
2192 Quail Trl, Lake Worth Beach, FL 33461-5811

Situs Address: 2192 Quail Trl, Lake Worth, FL **Case No:** C-2024-11050007
PCN: 00-43-44-29-04-000-0023 **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, Inground Pool has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/07/2024 **Status:** SIT

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, 6' Vinyl White Fence/ Gate (Pool Barrier) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/07/2024 **Status:** SIT

Agenda No.: 008 **Complexity Level:** 1 **Status:** Removed
Respondent: BABILONIA, JASMIN ANGEL **CEO:** Frank A Davis
6788 Westview Dr, Lake Worth, FL 33462-3968

Situs Address: 6788 Westview Dr, Lake Worth, FL **Case No:** C-2025-04100028
PCN: 00-43-45-05-01-005-0110 **Zoned:** RS

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a Camper.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/21/2025 **Status:** CLS

Agenda No.: 009 **Complexity Level:** 1 **Status:** Removed
Respondent: CURZ, DANIEL D; GALLEGRO, ILMER A **CEO:** Frank A Davis
2842 Somerset Rd, Lake Worth, FL 33462-3866

Situs Address: 2842 Somerset Rd, Lake Worth, FL **Case No:** C-2025-06110031
PCN: 00-43-45-05-01-014-0040 **Zoned:** RS

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/11/2025 **Status:** CLS

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PCN: 00-42-47-07-05-011-0260

Zoned: RS

Violations:

- 1** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, this officer observed a blue plastic tarp on the roof which is indicative of roof in disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/13/2025 **Status:** CLS

Agenda No.: 013

Complexity Level: 1

Status: Removed

Respondent: GLADES PIKE EAST, LTD

CEO: Darrin L Emmons

2200 Butts Rd, Ste 300, Boca Raton, FL 33431

Situs Address: 8095 Glades Rd, Boca Raton, FL

Case No.: C-2025-05090013

PCN: 00-42-43-27-05-076-0661

Zoned: CG

Violations:

- 1** **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
- The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
- Observation: This officer observed a box truck with Mobile Organic Farmers Market Loxahatchee Food Co-Op on the side and a tarp covered stand where vegetables, poultry, meats and other items were being sold in this commercial parking lot.
- Code:** Unified Land Development Code - 1.A.2
Issued: 05/20/2025 **Status:** CLS

cc: Glades Pike East, Ltd
Glades Pike East, Ltd

Agenda No.: 014

Complexity Level: 2

Status: Active

Respondent: LOWE'S HOME CENTERS, LLC

CEO: John Gannotti

1201 Hays St, Tallahassee, FL 32301-2525

Situs Address: 4701 Okeechobee Blvd, West Palm Beach, FL

Case No.: C-2025-03280011

PCN: 00-42-43-24-32-003-0010

Zoned: MUPD

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-2024-010998-0000 Miscellaneous has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 04/08/2025 **Status:** CCH
- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2023-040980-0000 Plumbing has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 04/08/2025 **Status:** CCH

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- 4** **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
- 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.
- Code:** Unified Land Development Code - 7.D.4.A.1.a
Issued: 04/09/2025 **Status:** SIT
- 5** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/09/2025 **Status:** SIT
- 6** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 04/09/2025 **Status:** SIT
- 7** **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: 04/09/2025 **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, FENCE has been erected or installed without a valid building permit.
- Obtain required building permits for the FENCE or remove the FENCE.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/09/2025 **Status:** CLS
- 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, 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: 04/09/2025 **Status:** CLS

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10 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: 04/09/2025 **Status:** SIT

Agenda No.: 024

Complexity Level: 1

Status: Active

Respondent: BENNETT, ERIC

CEO: Nedssa Miranda

183 Tropical Ave, West Palm Beach, FL 33415-1943

Situs Address: 183 Tropical Ave, West Palm Beach, FL

Case No.: C-2025-05150039

PCN: 00-42-43-35-02-014-0010

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, CHICKEN COOPSTRUCTURE has been erected or installed without a valid building permit.

Obtain required building permits for the CHICKEN COOP/STRUCTURE or remove the CHICKEN COOP/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: 05/19/2025 **Status:** SIT

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

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

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: 05/19/2025 **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, STRUCTURE/SHED #2 has been erected or installed without a valid building permit.

Obtain required building permits for the STRUCTURE/SHED #2 or remove the STRUCTURE/SHED #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: 05/19/2025 **Status:** CLS

4 Details: Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. Specifically, domesticated livestock shall be allowed accessory to a Single Family residential use on a lot a minimum of one acre. The above-cited parcel is not a minimum of one acre.

Remove all livestock from the premises.

Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 05/19/2025 **Status:** SIT

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- 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, SHIPPING CONTAINER has been erected or installed without a valid building permit.
- Obtain required building permits for the SHIPPING CONTAINER or remove the SHIPPING CONTAINER.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/24/2025 **Status:** SIT
- 3** **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.
- This property has approval for a Single-Family Dwelling within the AR/RSA Zoning District. More specifically, cease operating or allowing to be operated, a contractors storage yard on your residential property.
- The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
- Code:** Unified Land Development Code - 1.A.2
Issued: 02/24/2025 **Status:** SIT
- 4** **Details:** 1. A maximum of two Commercial Vehicles up to a maximum of 16,000 pounds GVWR and two trailers up to a maximum of 10,000 pounds GVWR shall be allowed in the AR/RSA Zoning District.
2. A maximum of one Commercial Vehicle up to a maximum of 12,500 pounds GVWR and one trailer up to a maximum 10,000 pounds GVWR shall be allowed on all residential properties except AR/RSA.
- Code:** Unified Land Development Code - 4.B.1.E.11.k
Issued: 02/24/2025 **Status:** SIT
- 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, FENCE PVC has been erected or installed without a valid building permit.
- Obtain required building permits for the FENCE PVC or remove the FENCE PVC.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/24/2025 **Status:** SIT
- 6** **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: 02/24/2025 **Status:** SIT

Agenda No.: 027

Complexity Level: 1

Status: Active

Respondent: MOISE, JEAN-CLAUDE MICHEL
401 W Shadyside Cir, West Palm Beach, FL 33415-2534

CEO: Nedssa Miranda

Situs Address: 401 W Shadyside Cir, West Palm Beach, FL

Case No.: C-2025-04230011

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- 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, FENCE has been erected or installed without a valid building permit.
- Obtain required building permits for the FENCE or remove the FENCE.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/30/2025 **Status:** SIT
- 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: 04/30/2025 **Status:** SIT
- 10 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: 04/30/2025 **Status:** SIT

Agenda No.: 028 **Complexity Level:** - **Status:** Removed
Respondent: PACIFICA WEST PALM LLC **CEO:** Nedssa Miranda
 155 OFFICE PLAZA Dr, 1 FLOOR, TALLAHASSEE, FL
 32301
Situs Address: 1189 Lake Victoria Dr, Unit L, West Palm Beach, FL **Case No:** C-2025-05080005
PCN: 00-42-43-29-26-051-0120 **Zoned:** RS

- Violations:**
- 1 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.
- 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. More specifically, The leaking from the bathroom walls and shower tub when the tub has water.
- Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 05/14/2025 **Status:** CLS
- 2 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 bathroom.
- Repair/maintain the interior of the structure and equipment in accordance with Section 14-34 (a). Specifically, the bathroom.
- Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 05/14/2025 **Status:** CLS

cc: Pacifica West Palm Llc

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM**

- 6 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: 05/12/2025 **Status:** SIT
- 7 Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
- 1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.
- Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and ten feet in the side or rear yard.
- Code:** Unified Land Development Code - 7.D.4.A.1.a
Issued: 05/12/2025 **Status:** SIT
- 8 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.
- 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: 05/12/2025 **Status:** SIT

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: YOUNG, SARA; YOUNG, JOHN G Jr; YOUNG, JOHN (**CEO:** Nedssa Miranda
5599 Lime Rd, West Palm Beach, FL 33413-1844
Situs Address: 5599 Lime Rd, West Palm Beach, FL **Case No:** C-2025-04010018
PCN: 00-42-43-35-10-008-0020 **Zoned:** RM

- Violations:**
- 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.
- Maintain all exterior surfaces in accordance with Section 14-33 (b).
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 04/03/2025 **Status:** SIT
- 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.
- Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/03/2025 **Status:** SIT
- 3 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- 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: 04/03/2025 **Status:** SIT
- 4 Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM**

	Issued: 04/03/2025	Status: SIT
5	<p>Details: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-43(a).</p> <p style="text-align: center;">More specifically, please remove the board up from the windows if the house is not vacant.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2) Palm Beach County Property Maintenance Code - Section 14-43 (a)</p> <p>Issued: 04/03/2025 Status: SIT</p>	
6	<p>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.</p> <p style="text-align: center;">Park the BOAT in the side or rear yard and screen the BOAT from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.c</p> <p>Issued: 04/03/2025 Status: SIT</p>	
7	<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, SHED/ STRUCTURE has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the SHED/ STRUCTURE or remove the SHED/ STRUCTURE.</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> <p>Issued: 04/03/2025 Status: SIT</p>	

Agenda No.: 033 **Complexity Level:** 1 **Status:** Active
Respondent: YOUNG, JOHN GREGORY Sr **CEO:** Nedssa Miranda
5589 Lime Rd, West Palm Beach, FL 33413
Situs Address: 5589 Lime Rd, West Palm Beach, FL **Case No.:** C-2025-04010019
PCN: 00-42-43-35-10-008-0030 **Zoned:** RM

Violations:	<p>1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="text-align: center;">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: 04/03/2025 Status: SIT</p> <p>2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p style="text-align: center;">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</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 04/03/2025 Status: SIT</p> <p>3 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</p> <p style="text-align: center;">Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 04/03/2025 Status: SIT</p>
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM**

Agenda No.: 036	Complexity Level: 1	Status: Active
Respondent: Teresi, Robert F; Teresi, Sheryl A 3432 Gondolier Way, Lake Worth, FL 33462-3624		CEO: Joanna Mirodias
Situs Address: 3432 Gondolier Way, Lake Worth, FL		Case No: C-2025-03170007
PCN: 00-43-45-06-02-038-0020		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 shed/structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2025 **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, the metal carport/building/structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2025 **Status:** SIT

Agenda No.: 037	Complexity Level: -	Status: Removed
Respondent: Boca Rio Golf Club, INC. 22041 Boca Rio Rd, Boca Raton, FL 33433-1108		CEO: Debbie N Plaud
Situs Address: 22041 Boca Rio Rd, Boca Raton, FL		Case No: C-2025-04290012
PCN: 00-42-43-27-05-080-0010		Zoned: CRE

Violations:

- 1 **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed. More specifically, the low lying vegetation that runs along the Estates Boca Lyons residential community is overgrown and encroaching onto the properties of the residents.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 05/15/2025 **Status:** CLS

- 2 **Details:** Vegetation. The following vegetation is prohibited:
 - (1) All diseased or damaged limbs or foliage that present a hazard.
 - (2) Vegetation that constitutes a fire hazard.
 - (3) Vegetation that impedes or obstructs adequate view of an intersection, traffic sign, railroad crossing or traffic from any street, road or highway.

More specifically, the some of the trees that run along the Estates Boca Lyons residential community have dead branches and limbs that need to be pruned and removed.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (d)
Issued: 05/15/2025 **Status:** CLS

- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, the vegetative debris that runs along the Estates Boca Lyons residential community.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/15/2025 **Status:** CLS

Agenda No.: 038	Complexity Level: 1	Status: Active
Respondent: Cedeno, Carlos I; Cedeno, Marielly 4151 Cedar Creek Ranch Cir, Lake Worth, FL 33467-3729		CEO: Debbie N Plaud
Situs Address: 4151 Cedar Creek Ranch Cir, Lake Worth, FL		Case No: C-2024-10030007
PCN: 00-42-44-29-01-000-0620		Zoned: PUD

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

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM**

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/11/2024 **Status:** CLS

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/11/2024 **Status:** SIT

Agenda No.: 039 **Complexity Level:** 1 **Status:** Removed
Respondent: Cermeno Lira, Kevin A **CEO:** Debbie N Plaud
 2101 Wellington Rd, West Palm Beach, FL 33409-6325
Situs Address: 13434 69th St N, West Palm Beach, FL **Case No:** C-2025-03060010
PCN: 00-41-42-33-00-000-1050 **Zoned:** AR

Violations:

1 Details: A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 04/11/2025 **Status:** CLS

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

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

This property has approval for a Single-Family Dwelling with the AR Zoning District. During a recent inspection, multiple Recreational Vehicles and Boats were observed being parked and stored on the property along with a commercial vehicle relating to a boat and yacht repair business.

Code: Unified Land Development Code - 1.A.2
Issued: 04/11/2025 **Status:** CLS

Agenda No.: 040 **Complexity Level:** 1 **Status:** Active
Respondent: Epstein, Katia **CEO:** Debbie N Plaud
 22646 SW 64th Way, Boca Raton, FL 33428-6005
Situs Address: 22646 SW 64th Way, Boca Raton, FL **Case No:** C-2025-02190018
PCN: 00-42-47-30-04-014-0180 **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 has been altered with added pavers without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/19/2025 **Status:** SIT

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: Riquelme, Abel Jr; Garza, Olga **CEO:** Debbie N Plaud
 3229 Blanchette Trl, Lake Worth, FL 33467-1161
Situs Address: 3229 Blanchette Trl, Lake Worth, FL **Case No:** C-2025-02100026
PCN: 00-42-44-19-01-013-0240 **Zoned:** AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM

Situs Address: 1891 Ridge Rd, North Palm Beach, FL
PCN: 00-43-42-04-07-000-0060

Case No: C-2025-06130025
Zoned: RH

Violations:

- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, A SLIDING GLASS DOOR AND WINDOWS have been erected or installed without a valid building permit. Obtain required building permits for the SLIDING GLASS DOOR AND WINDOWS or remove the SLIDING GLASS DOOR AND WINDOWS. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. *THIS VIOLATION REQUIRES THE WORK BE DONE BY A LICENSED CONTRACTOR, THE CONTRACTOR SHALL OBTAIN A PERMIT FOR THE WORK TO BE DONE. UPON ISSUANCE OF THE "CERTIFICATE OF COMPLETION" IS WHEN THE VIOLATION SHALL BE DEEMED, IN COMPLIANCE.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/30/2025 **Status:** SIT

Agenda No.: 045

Complexity Level: 1

Status: Active

Respondent: Cadle, Tracey A

CEO: Teresa G Rouse

11905 Flotilla Pl, Boca Raton, FL 33428-5653

Situs Address: 11905 Flotilla Pl, Boca Raton, FL

Case No: C-2025-02040005

PCN: 00-41-47-36-03-000-4960

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. Specifically, but not limited to, automotive parts, equipment, ladders, bins and similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/04/2025 **Status:** SIT
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a wood structure has been erected or installed on the property without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/04/2025 **Status:** SIT
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a metal framed structure has been erected or installed on the property without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/04/2025 **Status:** SIT
- 4** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the trailer parked in the backyard is not screened properly from surrounding properties and/or streets.
- Code:** Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/04/2025 **Status:** SIT

Agenda No.: 046

Complexity Level: 1

Status: Active

Respondent: Hillsboro Office Building LLC

CEO: Teresa G Rouse

215 N Federal Hwy, Boca Raton, FL 33432

Situs Address: 23123 S State Road 7, Boca Raton, FL

Case No: C-2025-03100009

PCN: 00-41-47-36-10-001-0000

Zoned: CG

Violations:

- 1** **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. More specifically, commercial trucks and trailers are being stored on the property.
- Code:** Unified Land Development Code - 5.B.1.A.3.a

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM

PCN: 00-41-47-26-02-027-0120

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 wooden structure has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/06/2025 **Status:** SIT

cc: Occupant
T & C Pinto Llc

Agenda No.: 051

Complexity Level: -

Status: Active

Respondent: Blair, Tenisha; Lindo, Andrew
18829 Tupelo Ln, Dallas, TX 75287-2024

CEO: Christina G Stodd

Situs Address: 15924 82nd Ln N, Loxahatchee, FL

Case No: C-2025-07110017

PCN: 00-41-42-19-00-000-7600

Zoned: AR

Violations:

1 **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: 07/11/2025 **Status:** SIT

cc: Blair, Tenisha
Lindo, Andrew

Agenda No.: 052

Complexity Level: -

Status: Active

Respondent: Emma Abzueta Hernandez, Trustee of Bridge Land Trust
dated January 23,2025.
6131 Rainbow Cir, Lake Worth, FL 33463-3606

CEO: Christina G Stodd

Type: Life Safety

Situs Address: 999 Whippoorwill Ter, West Palm Beach, FL

Case No: C-2025-06250012

PCN: 00-42-43-27-05-010-0501

Zoned: AR

Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 06/26/2025 **Status:** SIT

cc: Bridge Land Trust

Agenda No.: 053

Complexity Level: -

Status: Active

Respondent: Morrison, Andre; Harris, Kimberly
4805 Purdue Dr, Boynton Beach, FL 33436-7721

CEO: Christina G Stodd

Situs Address: 75th Pl N, Loxahatchee,, FL

Case No: C-2025-07010010

PCN: 00-40-42-26-00-000-4030

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: 07/01/2025 **Status:** CLS

2 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/01/2025 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM**

3 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.

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

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 07/01/2025 **Status:** SIT

4 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 permit for site development for the fill dirt.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 07/01/2025 **Status:** SIT

Agenda No.: 054 **Complexity Level:** - **Status:** Active
Respondent: Hourglass Construction & Development Company LLC **CEO:** Christina G Stodd
1830 N University Dr, Ste 228, Plantation, FL 33322-4114
Situs Address: 12575 76th Rd N, West Palm Beach, FL **Case No:** C-2024-07160052
PCN: 00-41-42-27-00-000-3880 **Zoned:** AR

Violations:

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/18/2024 **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 COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM**

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 07/18/2024 **Status:** SIT

Agenda No.: 055 **Complexity Level:** - **Status:** Removed
Respondent: Martinez, Lazaro **CEO:** Christina G Stodd
 17522 Key Lime Blvd, Loxahatchee, FL 33470-2914
Situs Address: 17522 Key Lime Blvd, Loxahatchee, FL **Case No.:** C-2025-06240015
PCN: 00-40-42-26-00-000-7010 **Zoned:** AR

Violations:

1	<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 style="text-align: center;">Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 06/30/2025 Status: CLS</p>
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Agenda No.: 056 **Complexity Level:** - **Status:** Removed
Respondent: Vilarino, Carlos **CEO:** Christina G Stodd
 16033 Key Lime Blvd, Loxahatchee, FL 33470-3120
Situs Address: 16032 Key Lime Blvd, Loxahatchee, FL **Case No.:** C-2025-02050013
PCN: 00-40-42-25-00-000-5240 **Zoned:** AR

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, land clearing, fill dirt brought in and site development has</p> <p style="text-align: center;">Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/11/2025 Status: CLS</p>
2	<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 style="text-align: center;">Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 02/11/2025 Status: CLS</p>

Agenda No.: 057 **Complexity Level:** - **Status:** Postponed
Respondent: Apollon, Jean; Norvelus, Flaudilica **CEO:** RI Thomas
 4923 Bonanza Rd, Lake Worth, FL 33467-4780
Situs Address: 4923 Bonanza Dr, Lake Worth, FL **Case No.:** C-2025-03310019
PCN: 00-42-44-30-01-014-0060 **Zoned:** AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/01/2025 **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, an unpermitted structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/01/2025 **Status:** CCH

Agenda No.: 058 **Complexity Level:** - **Status:** Postponed
Respondent: Robinson, B Roy **CEO:** RI Thomas
18976 48th Ave N, Loxahatchee, FL 33470-2356
Situs Address: W Corkscrew Blvd, Clewiston, FL **Case No:** C-2025-05190025
PCN: 00-35-44-02-03-004-0170 **Zoned:** RM

Violations:

- 1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/05/2025 **Status:** CCH
- 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 06/05/2025 **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: 06/05/2025 **Status:** CCH

Agenda No.: 059 **Complexity Level:** - **Status:** Active
Respondent: Diaz, Julio Ernesto; Lalazar De Diaz, Nancy Lopez **CEO:** Charles Zahn
1370 Barrington Dr, West Palm Beach, FL 33406-5005
Situs Address: 1370 Barrington Dr, West Palm Beach, FL **Case No:** C-2025-04170012
PCN: 00-43-44-07-10-014-0270 **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: 06/24/2025 **Status:** CCH

Agenda No.: 060 **Complexity Level:** - **Status:** Active
Respondent: Escobar, Rosaura C; Monroy, Jorge A **CEO:** Charles Zahn
1535 Bresee Rd, West Palm Beach, FL 33415-5501
Situs Address: 1535 Bresee Rd, West Palm Beach, FL **Case No:** C-2025-06100019
PCN: 00-42-44-11-05-000-0160 **Zoned:** RS

Violations:

- 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, parking in the yard area and swale.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/24/2025 **Status:** CCH

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: TAORMINA, JOSEPH **CEO:** Ronald Ramos
3625 Island Rd, Palm Beach Gardens, FL 33410-2241

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM

Situs Address: 3625 Island Rd, Palm Beach Gardens, FL
PCN: 00-43-41-31-04-027-0140

Case No: C-2025-03310028
Zoned: RM

Violations:	<p>1 Details: >Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p>>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.</p> <p>>>>MORE SPECIFICALLY, A TRAILERED BOAT IS PARKED BETWEEN THE STREET AND STRUCTURE (ON THE RGHT-OF-WAY). Park the TRAILERED BOAT in the side or rear yard and screen the TRAILERED BOAT from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.b Unified Land Development Code - 6.D.1.A.3.c</p> <p>Issued: 04/03/2025 Status: SIT</p>
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Agenda No.: 062 **Complexity Level:** - **Status:** Postponed
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:	<p>1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 01/10/2025 Status: CCH</p>
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Agenda No.: 063 **Complexity Level:** 1 **Status:** Postponed
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 Issued: 04/07/2025 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, 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: 04/07/2025 Status: CCH</p> <p>3 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Code: Unified Land Development Code - 6.D.1.A.1.b.2 Issued: 04/07/2025 Status: CCH</p>
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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/18/2025 **Status:** CCH

cc: Raschke Llc
Raschke Llc

Agenda No.: 065 **Complexity Level:** 1 **Status:** Active
Respondent: Meklir, Katie **CEO:** Joanna Mirodias
1188 Marine Dr, West Palm Beach, FL 33409-6240
Situs Address: 5555 Gun Club Rd, West Palm Beach, FL **Case No:** C-2025-05070024
PCN: 00-42-44-02-01-000-0186
RE: Request to Rescind Special Magistrate Order dated September 3, 2025 due to: Change of Ownership.

Agenda No.: 066 **Complexity Level:** - **Status:** Active
Respondent: Ortiz, Alberto Jr; Ortiz, Blanca J **CEO:** Jose Feliciano
3421 Grace Ave, Lake Worth Beach, FL 33461-2751 **Type:** Life Safety
Situs Address: 3421 Grace Ave, Lake Worth, FL **Case No:** C-2025-08180024
PCN: 00-42-44-24-18-000-0471 **Zoned:** RM

- Violations:**
- 1** **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. Specifically: pool water is currently green in color.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 08/27/2025 **Status:** CLS
 - 2** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
 - a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 08/27/2025 **Status:** CCH

Agenda No.: 067 **Complexity Level:** 1 **Status:** Active
Respondent: Flores, Alejandro G; Galvan, Ana M **CEO:** RI Thomas
5973 Triphammer Rd, Lake Worth Beach, FL 33463-1529
Situs Address: 5973 Triphammer Rd, Lake Worth, FL 33463 **Case No:** C-2022-05240026
PCN: 00-42-44-35-04-000-4660
RE: Palm Beach County's Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated January 11, 2023 due to an error in the service of the Order.

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: MORATAYA LOPEZ, YENNER D; NOESI FAMILIA, CRISTY A **CEO:** RI Thomas
579 Tallulah Rd, Lake Worth, FL 33462-2113
Situs Address: 579 Tallulah Rd, Lake Worth, FL 33462 **Case No:** C-2022-03020007
PCN: 00-43-45-06-04-012-0110
RE: Palm Beach County's Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated November 2, 2022 due to an error in the service of the Order.

Agenda No.: 069 **Complexity Level:** 1 **Status:** Active
Respondent: PREVILON, BAUSUERE; PREVILON, ELIETTE **CEO:** RI Thomas
6074 Oak Royal Dr, Lake Worth, FL 33463-6723
Situs Address: 6074 Oak Royal Dr, Lake Worth, FL 33463 **Case No:** C-2022-10030023
PCN: 00-42-44-34-25-000-5880
RE: Palm Beach County's Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated June 7, 2023 due to an error in the service of the Order.

Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: RIVERA, KENNETH; RIVERA, JAMILE **CEO:** RI Thomas

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 08, 2025 9:00 AM**

3985 Tuskegee Dr, Lake Worth, FL 33462-2121

Situs Address: 3985 Tuskegee Dr, Lake Worth, FL 33462

Case No: C-2022-04140005

PCN: 00-43-45-06-04-017-0120

RE: Palm Beach County's Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated January 11, 2023 due to an error in the service of the Order.

Agenda No.: 071

Complexity Level: 1

Status: Active

Respondent: RICKETTS, WINSTON

CEO: RI Thomas

1211 NW 29th Way, Fort Lauderdale, FL 33311-5037

Situs Address: 1739 Belle Glade Rd, Pahokee, FL 33476

Case No: C-2022-10250003

PCN: 00-37-42-29-00-000-3120

RE: Palm Beach County's Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated May 3, 2023 due to an error in the service of the Order.

Agenda No.: 072

Complexity Level: 1

Status: Active

Respondent: JEAN PAUL, Ponciese; JEAN PAUL, Jacques A

CEO: RI Thomas

6110 Wauconda Way E, Lake Worth, FL 33463-5866

Situs Address: 6110 Wauconda Way E, Lake Worth, FL 33463

Case No: C-2022-10180001

PCN: 00-42-44-34-15-000-1910

RE: Palm Beach County's Request to Extend the Compliance Date Set Forth in the Special Magistrate Order dated February 1, 2023 due to an error in the service of the Order.

Agenda No.: 073

Complexity Level: 2

Status: Active

Respondent: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of William E. Teeters, II and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 8262 35TH ST S and PCN: 00-42-43-27-05-024-0353.
16280 E Cornwall Dr, Loxahatchee, FL 33470-4008

CEO: Joanna Mirodias

Situs Address: 8262 35th St S, Lake Worth, FL

Case No: C-2024-03070003

PCN: 00-42-43-27-05-024-0352

RE: Request to Amend Special Magistrate Order dated August 7, 2024 due to: Incorrect PCN # listed in Finding of Fact (0352 to 0353).

cc: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees And All Other Parties Claiming By,

Agenda No.: 074

Complexity Level: 1

Status: Active

Respondent: CASA DOMA LLC

CEO: RI Thomas

4521 Pga Blvd, 103, Palm Beach Gardens, FL 33418-3997

Type: Repeat

Situs Address: 6126 Wauconda Way E, Lake Worth, FL

Case No: C-2023-02080013

PCN: 00-42-44-34-15-000-1950

RE: Request to rescind Special Magistrate Order dated June 7, 2023 due to required information not detailed or executed in the Special Magistrate Order.

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

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