

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, new exterior doors including, not limited to front entry door and sliding glass doors in the rear of the dwelling have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/16/2025 **Status:** CCH
- 3 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, there are damaged and rotting siding boards as well as large areas where patching is being done with T-111 siding board.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 05/16/2025 **Status:** CCH
- 4 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/16/2025 **Status:** CLS

Agenda No.: 009 **Complexity Level:** 1 **Status:** Removed
Respondent: IG INVESTMENTS 2014-1 LLC **CEO:** Steve G Bisch
66 W Flagler St, Ste 900, Miami, FL 33130
Situs Address: 450 Normandy J, Delray Beach, FL **Case No:** C-2025-03170048
PCN: 00-42-46-22-13-010-4500 **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, alterations have taken place in this unit, including not limited to placement of recessed lighting (high hats) in the living room and dining area without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/08/2025 **Status:** CLS

cc: Ig Investments 2014-1 Llc
Ig Investments 2014-1 Llc

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Kaufman, Jess **CEO:** Steve G Bisch
14782 Summersong Ln, Delray Beach, FL 33484-3539
Situs Address: 14782 Summersong Ln, Delray Beach, FL **Case No:** C-2024-08280004
PCN: 00-42-46-15-17-012-0040 **Zoned:** RH

- 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 mini-split type HVAC unit has been installed on the south end of the dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2024 **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, an electric charging station has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2024 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Incompatible Uses</p> <p>No construction shall be permitted within any easement where such construction is incompatible with the use for which the easement was established. If the terms of the easement, statute, law, ordinance, rule, regulation, or approval pursuant to which the easement was established prohibits or excludes the use, such use shall be considered incompatible. The burden shall be on the Applicant to demonstrate that the proposed construction is or will not become incompatible with the purpose for which the easement was established or impair the rights of the easement holders and beneficiaries. The determination of whether a use is incompatible with the purpose for which an easement was established shall be made by the appropriate regulating agency(s) in accordance with this Chapter.</p> <p>More specifically, hedging has been planted, and Pool deck was extended across approximately 5-foot drainage easement as well as 2-foot overhang easement on the west side of the parcel.</p> <p>Code: Unified Land Development Code - 5.E.2.A.3
Issued: 03/13/2025 Status: CCH</p> |
| 2 | <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, pool deck has been extended beyond the area approved in permit B-2022-043813-0000 Pool Residential - In-Ground without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/13/2025 Status: CCH</p> |

Agenda No.: 014	Complexity Level: 1	Status: Removed
Respondent: Sauveur, Marie S; Sauveur, Adonis 15157 Jackson Rd, Delray Beach, FL 33484-8146		CEO: Steve G Bisch
Situs Address: 15157 Jackson Rd, Delray Beach, FL		Case No.: C-2025-01130034
PCN: 00-42-46-23-02-000-4670		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, There is fencing at the front of the property that in addition to being in disrepair also appears to be in the county Right of way and appears to have been constructed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/15/2025 Status: CLS</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>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/15/2025 Status: CLS</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>Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 01/15/2025 Status: CLS</p> |
| 4 | <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>Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/15/2025 Status: CLS</p> |

Agenda No.: 015	Complexity Level: 1	Status: Active
Respondent: STONEBRIDGE GOLF & COUNTRY CLUB OF BOCA RATON INC 10343 Stonebridge Blvd, Boca Raton, FL 33498-6406		CEO: Steve G Bisch
Situs Address: 17501 S State Road 7, Boca Raton, FL		Case No.: C-2025-03060021
PCN: 00-41-46-36-03-001-0000		Zoned: AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

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, A mobile home has been erected or installed on this parcel without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/14/2025 Status: CCH</p>
2	<p>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.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: there are items on this parcel including, not limited to Storage containers, a three walled equipment shed, and a mobile home that are not on the previously approved site plan nor the current approved site plan.</p> <p>Code: Unified Land Development Code - 1.A.2 Issued: 03/14/2025 Status: CCH</p>

Agenda No.: 016	Complexity Level: 1	Status: Active		
Respondent: VASQUEZ CASTRO, SITA; ARGUETA, WUALDINA 311 W Shadyside Cir, West Palm Beach, FL 33415-2532	CEO: Brian Burdett			
Situs Address: 311 W Shadyside Cir, West Palm Beach, FL	Case No: C-2025-04230013			
PCN: 00-42-44-02-09-000-0310	Zoned: RS			
Violations:	<table border="1"> <tr> <td style="vertical-align: top; padding: 5px;">1</td> <td style="padding: 5px;"> <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>Code: Issued: 04/30/2025 Status: SIT</p> </td> </tr> </table>		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>Code: Issued: 04/30/2025 Status: SIT</p>
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>Code: Issued: 04/30/2025 Status: SIT</p>			

Agenda No.: 017	Complexity Level: 1	Status: Removed
Respondent: Autonation Imports of Palm Beach Inc. Corporation Service CO C/O 1201 Hays St, Tallahassee, FL 32301-2525	CEO: Brian Burdett	
Situs Address: 5700 Okeechobee Blvd, West Palm Beach, FL	Case No: C-2025-05070022	
PCN: 00-42-43-26-00-000-3010	Zoned: CG	

Violations:

1	<p>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.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: gates not indicated on site plan.</p> <p>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, unpermitted gate has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Unified Land Development Code - 1.A.2 Issued: 05/14/2025 Status: SIT</p>
----------	---

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

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.

Observation: vehicles parking not consistent with development order.

Code: Unified Land Development Code - 1.A.2
Issued: 05/14/2025 **Status:** SIT

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: Contreras, Jose A; Ravel, Shaila T **CEO:** Brian Burdett
4664 Vilma Ln, West Palm Beach, FL 33417-5322
Situs Address: 4664 Vilma Ln, West Palm Beach, FL **Case No:** C-2025-01220006
PCN: 00-42-43-25-03-000-0881 **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, paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/12/2025 **Status:** SIT

Agenda No.: 019 **Complexity Level:** 1 **Status:** Postponed
Respondent: Fernandez Pinton, Yalinet **CEO:** Brian Burdett
2024 Worthington Rd, West Palm Beach, FL 33409-6440
Situs Address: 2024 Worthington Rd, West Palm Beach, FL **Case No:** C-2025-04300028
PCN: 00-43-43-29-02-005-0250 **Zoned:** RM

Violations:

1 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, the boat cannot remain in the front yard.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/02/2025 **Status:** CLS

2 Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the construction trailer must be screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/02/2025 **Status:** CCH

3 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically, the RV must be removed from the front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/02/2025 **Status:** CLS

4 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Specifically, the concrete mixer must be removed front yard.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/02/2025 **Status:** CCH

5 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, Vehicles, Trucks, Boats, Trailers, or any other vehicles.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/02/2025 **Status:** CCH

Agenda No.: 020 **Complexity Level:** 1 **Status:** Active
Respondent: Lopez, Christian; Velasquez, Arelly **CEO:** Brian Burdett
5221 Norma Elaine Rd, West Palm Beach, FL 33417-4740
Situs Address: 5221 Norma Elaine Rd, West Palm Beach, FL **Case No:** C-2025-04020028
PCN: 00-42-43-26-03-000-0230 **Zoned:** RH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 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, Wood and Chain Link Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/15/2025 **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. More specifically, open storage including but not limited to, fence debris/materials.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/15/2025 **Status:** SIT

Agenda No.: 021 **Complexity Level:** 1 **Status:** Removed
Respondent: PSAF DEVELOPMENT PARTNERS **CEO:** Brian Burdett
Hays St, Tallahassee, FL 32301-2525
Situs Address: Donnell Rd, West Palm Beach, FL **Case No:** C-2025-05020017
PCN: 00-42-43-25-22-002-0000 **Zoned:** MUPD

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, Open storage including but not limited to trash and debris on vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/27/2025 **Status:** SIT
- 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/27/2025 **Status:** SIT

cc: Psaf Development Partners/ Dept - Fl 07038

Agenda No.: 022 **Complexity Level:** - **Status:** Active
Respondent: AGRICULTURE PROPERTY INC **CEO:** Richard F Cataldo
7457 Park Ln, Lake Worth, FL 33467
Situs Address: 9815 S State Road 7, Boynton Beach, FL **Case No:** C-2025-05210006
PCN: 00-42-43-27-05-052-0330 **Zoned:** AGR

Violations:

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

The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, the storage of processed and unprocessed material exceeds a pile height of 15 feet.
Code: Unified Land Development Code - 1.A.2
Issued: 07/01/2025 **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. More specifically, unapproved metal, concrete, and roof tile material on site.
Code: Unified Land Development Code - 1.A.2
Issued: 07/01/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

Situs Address: 3970 Tulip Tree Dr, Lake Worth, FL
PCN: 00-43-45-09-10-004-0490

Case No: C-2025-06260015
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: 06/27/2025 |
| | Status: SIT |

Agenda No.: 042
Respondent: Darr, Jerry Lee; Darr, Dianne
1209 Highland Rd, Lantana, FL 33462-6115

Complexity Level: 1

Status: Active
CEO: Kareem B Graham

Situs Address: 1209 Highland Rd, Lake Worth, FL
PCN: 00-43-45-09-08-000-0821

Case No: C-2025-07020006
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: 07/03/2025 |
| | 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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/03/2025 |
| | Status: SIT |

Agenda No.: 043
Respondent: GEROME, MAUCLAIR; GEROME, RAYMONDE
928 Belvedere Rd, West Palm Beach, FL 33405-1112

Complexity Level: 1

Status: Active
CEO: Kareem B Graham

Situs Address: 7345 Thatcher Ave, Lake Worth, FL
PCN: 00-43-45-09-20-000-1160

Case No: C-2025-07090005
Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | Details: No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. More Specifically, a Dodge Truck and Landscaping Vehicle were parked across the sidewalk.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 07/09/2025 |
| | 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, a 6'H Wood Fence w/ 1 Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/09/2025 |
| | Status: SIT |
| 4 | 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: 07/09/2025 |
| | Status: CLS |

cc: Gerome Mauclair & Gerome Raymonde

Agenda No.: 044
Respondent: Byers, Stephen J; Cherie A Byers; Stephen J Byers; The Byers Family Revocable Trust, Stephen J. Byers and Cherie Anne Byers Co-Trustees dated August 19,2025
7396 Skyline Dr, Delray Beach, FL 33446-2218

Complexity Level: 1

Status: Removed
CEO: Dennis A Hamburger

Situs Address: 7396 Skyline Dr, Delray Beach, FL
PCN: 00-42-46-15-01-001-0030

Case No: C-2025-03280005
Zoned: AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 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 mini-split air conditioner has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2025 **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, impact glass windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2025 **Status:** CCH

Agenda No.: 047 **Complexity Level:** 1 **Status:** Active
Respondent: Zvy, Annette Ben **CEO:** Dennis A Hamburger
 21 Heritage Dr, Apt F, New City, NY 10956-5334
Situs Address: 403 Brittany I, Delray Beach, FL **Case No:** C-2025-06020018
PCN: 00-42-46-22-07-009-4030 **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 front door has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2025 **Status:** CCH

cc: Zvy, Annette Ben

Agenda No.: 048 **Complexity Level:** 1 **Status:** Removed
Respondent: Patrick Joseph Hayes, as Trustee of the Patrick Joseph
 Hayes Living Trust, dated December 9, 2021 **CEO:** Jamie G Illicete
 19267 W Indies Ln, Jupiter, FL 33469-2055
Situs Address: 19267 W Indies Ln, Jupiter, FL **Case No:** C-2024-08210009
PCN: 00-42-40-25-04-003-0030 **Zoned:** RS

Violations:

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, brick paver driveway extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/26/2024 **Status:** CLS

Agenda No.: 049 **Complexity Level:** 1 **Status:** Active
Respondent: Conklin, Frank **CEO:** Jamie G Illicete
 11154 165th Rd N, Jupiter, FL 33478-6132
Situs Address: 165th Rd N, Jupiter, FL **Case No:** C-2025-05200003
PCN: 00-41-41-11-00-000-1190 **Zoned:** AR

Violations:

- 1 **Details:** Parking shall be prohibited on all vacant properties. More specifically, parking vehicles, trailers and equipment including construction equipment on a vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 05/21/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

7	Issued: 11/05/2024	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed) has been erected or installed on westside of structure without a valid building permit.	Status: CLS
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1		
	Issued: 11/05/2024		Status: CCH
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, wood and wire fence with metal gate has been erected or installed around the perimeter of the property without a valid building permit.	
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1		
	Issued: 11/05/2024		Status: CLS

Agenda No.: 052	Complexity Level: 1	Status: Active																				
Respondent: Gold, Paulo 7011 Wilson Rd, West Palm Beach, FL 33413-2234		CEO: Jamie G Illicete																				
Situs Address: 18246 131st Trl N, Jupiter, FL		Case No: C-2025-06050015																				
PCN: 00-41-40-33-00-000-5130		Zoned: AR																				
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td style="width: 15%;">Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, vacant lot being used as a Contractors Storage Yard. Several construction vehicles, trailers along with construction equipment and construction material are being stored on this vacant lot. Code: Unified Land Development Code - 1.A.2 Issued: 06/10/2025</td> <td style="width: 80%;"></td> <td style="width: 10%; text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td>Details: Parking shall be prohibited on all vacant properties. More specifically, parking of vehicles, recreational vehicles, boat with accompanying trailer, commercial vehicles, construction equipment and material on vacant lot. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 06/10/2025</td> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">3</td> <td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage containers have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/10/2025</td> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">4</td> <td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage of any motor vehicle which is inoperable and in a state of disrepair, building material, construction debris, trash or similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/10/2025</td> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">5</td> <td>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. More specifically, grass, weeds and low-growing vegetation is overgrown. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 06/10/2025</td> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> </table>		1	Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, vacant lot being used as a Contractors Storage Yard. Several construction vehicles, trailers along with construction equipment and construction material are being stored on this vacant lot. Code: Unified Land Development Code - 1.A.2 Issued: 06/10/2025		Status: CCH	2	Details: Parking shall be prohibited on all vacant properties. More specifically, parking of vehicles, recreational vehicles, boat with accompanying trailer, commercial vehicles, construction equipment and material on vacant lot. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 06/10/2025		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, storage containers have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/10/2025		Status: CCH	4	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage of any motor vehicle which is inoperable and in a state of disrepair, building material, construction debris, trash or similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/10/2025		Status: CCH	5	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. More specifically, grass, weeds and low-growing vegetation is overgrown. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 06/10/2025		Status: CCH
1	Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. More specifically, vacant lot being used as a Contractors Storage Yard. Several construction vehicles, trailers along with construction equipment and construction material are being stored on this vacant lot. Code: Unified Land Development Code - 1.A.2 Issued: 06/10/2025		Status: CCH																			
2	Details: Parking shall be prohibited on all vacant properties. More specifically, parking of vehicles, recreational vehicles, boat with accompanying trailer, commercial vehicles, construction equipment and material on vacant lot. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 06/10/2025		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, storage containers have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/10/2025		Status: CCH																			
4	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage of any motor vehicle which is inoperable and in a state of disrepair, building material, construction debris, trash or similar items on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 06/10/2025		Status: CCH																			
5	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. More specifically, grass, weeds and low-growing vegetation is overgrown. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 06/10/2025		Status: CCH																			

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

Agenda No.: 053	Complexity Level: -	Status: Active
Respondent: Long, Robert 15388 133rd Ter N, Jupiter, FL 33478-8525		CEO: Jamie G Illicete
Situs Address: 15388 133rd Ter N, Jupiter, FL		Type: Life Safety
PCN: 00-41-41-16-00-000-5410		Case No: C-2025-07160027
		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

More specifically, in-ground swimming pool barrier is missing, and the in-ground swimming pool is open and accessible creating a Life Safety Violation. Supply and maintain a swimming pool barrier in accordance with the Florida Building Code. To comply with the life safety violation, immediately supply a minimum of 4 feet in height temporary orange mesh barrier.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 07/16/2025 **Status:** CCH

Agenda No.: 054	Complexity Level: 2	Status: Active
Respondent: Shafer, Kathleen 9401 SW Hopwood Ave, Indiantown, FL 34956-4214		CEO: Jamie G Illicete
Situs Address: 13173 157th Ct N, Jupiter, FL		Case No: C-2025-06180034
PCN: 00-41-41-16-00-000-1540		Zoned: AR

Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
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. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior of structure is in disrepair and not being kept in good repair. Exterior of structure not being kept structural sound and in sanitary condition. Exterior wood panels and siding are in disrepair. There are holes in exterior walls. Sections of exterior wood panels and siding are deteriorated and missing. Exterior paint is chipped and flaking.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (b)
Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/24/2025 **Status:** CCH

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/24/2025 **Status:** CCH

3 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, vegetation is overgrown and not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 06/24/2025 **Status:** CCH

4 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically, exterior stairway, deck, porch, balcony, railings, and any other appurtenances are in disrepair and not being maintained.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 06/24/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

- 5 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, roof soffits and fascia are in disrepair. Sections of the fascia and soffit wood is deteriorated.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/24/2025 **Status:** CCH
- 6 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, exterior windows are not being maintained and in disrepair. Windows are boarded up and missing window glass.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 06/24/2025 **Status:** CCH
- 7 **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. More specifically, exterior electrical wiring on structure and by gate light posts are in disrepair and are exposed to the elements.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 06/24/2025 **Status:** CCH
- 8 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, wire and wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/24/2025 **Status:** CCH
- 9 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the detached accessory structure in disrepair. Garage door is missing, and exterior walls are in need of maintenance. Paint is peeling and chipped.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/24/2025 **Status:** CCH

cc: Occupant, Tenant Or

Agenda No.: 055 **Complexity Level:** 1 **Status:** Removed
Respondent: JADE DEVELOPMENT ENTERPRISES LLC **CEO:** Paul Kelso
 5585 Pennock Point Rd, Jupiter, FL 33458-3432
Situs Address: 6876 Mitchell St, Jupiter, FL **Case No:** C-2025-06260021
PCN: 00-42-40-34-02-000-2680 **Zoned:** RH

- 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. Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots of one-half acre or less: 18 inches on the entire lot. More specifically the overgrown vegetation on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 06/27/2025 **Status:** CLS

Agenda No.: 056 **Complexity Level:** - **Status:** Removed
Respondent: Pierelli, Timothy; Espinoza, Oscar Roberto R **CEO:** Ray F Leighton
 5437 Thurston Ave, Lake Worth, FL 33463-1523
Situs Address: 5437 Thurston Ave, Lake Worth, FL **Case No:** C-2025-05010017
PCN: 00-42-44-34-32-000-1950 **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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/02/2025 **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 paver brick driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

PCN: 00-41-42-18-00-000-7100

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, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2025 **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, shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2025 **Status:** CLS

Agenda No.: 063

Complexity Level: 1

Status: Active

Respondent: CABRERA, ROBERTO A; CABRERA, SAHARA A
358 W Shadyside Cir, West Palm Beach, FL 33415-2533

CEO: Nedssa Miranda

Situs Address: 358 W Shadyside Cir, West Palm Beach, FL

Case No: C-2025-04230012

PCN: 00-42-44-02-09-000-0410

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, METAL/ADDITION/STRUCTURE #1 has been erected or installed without a valid building permit.
- Obtain required building permits for the METAL/ ADDITION/STRUCTURE #1or remove the METAL/ADDITION/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: 04/30/2025 **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, ADDITION/STRUCTURE #2 has been erected or installed without a valid building permit.
- Obtain required building permits for the ADDITION/STRUCTURE #2 or remove the ADDITION/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: 04/30/2025 **Status:** SIT
- 3** **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, paint the rusty side fence
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/30/2025 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 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, 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: 05/05/2025 **Status:** CLS

Agenda No.: 065 **Complexity Level:** 1 **Status:** Active
Respondent: ERICKSON, MICHAEL; ERICKSON, DONNA **CEO:** Nedssa Miranda
 5711 Lime Rd, West Palm Beach, FL 33413-1846
Situs Address: 5733 Lime Rd, FL **Case No:** C-2025-04070017
PCN: 00-42-43-35-11-010-0020 **Zoned:** RM

Violations:

- 1** **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.
- Cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 04/09/2025 **Status:** CLS
- 2** **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 FENCE DISREPAIR
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/09/2025 **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.
- 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
- 5** **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:** CLS

Agenda No.: 066 **Complexity Level:** - **Status:** Removed
Respondent: LAPINET, ERIC SANTANA; GALDO, MARIA **CEO:** Nedssa Miranda
 205 Marie Dr, West Palm Beach, FL 33415-1978
Situs Address: 205 Marie Dr, West Palm Beach, FL **Case No:** C-2025-04170030
PCN: 00-42-43-35-14-005-0120 **Zoned:** RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- 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:** CLS
- 4** **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: 04/03/2025 **Status:** CLS
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE (CHAIN LINK) has been erected or installed without a valid building permit.
- Obtain required building permits for the FENCE (CHAIN LINK) or remove the FENCE (CHAIN LINK)
- 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: 04/03/2025 **Status:** CLS
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- Obtain required building permits for the SHED #2/STRUCTURE or remove the SHED #2/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: 04/03/2025 **Status:** CLS
- 7** **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: 04/03/2025 **Status:** CLS
- 8** **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:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

- 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, ROOFED STRUCTURE #3 has been erected or installed without a valid building permit.
- Obtain required building permits for the ROOFED STRUCTURE #3 or remove the ROOFED STRUCTURE #3.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CCH
- 11 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, SHIPPING CONTAINERS has been erected or installed without a valid building permit.
- Obtain required building permits for the SHIPPING CONTAINERS or remove the SHIPPING CONTAINERS.
- Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/27/2024 **Status:** CLS
- 12 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, WOOD CHICKEN COOP has been erected or installed without a valid building permit.
- Obtain required building permits for the WOOD CHICKEN COOP or remove the WOOD 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:** CLS
- 14 Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g).
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 09/27/2024 **Status:** CLS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

Situs Address: 422 Caroline Ave, West Palm Beach, FL
PCN: 00-42-43-35-10-007-0050

Case No: C-2025-01290028
Zoned: RM

Violations:

- 3** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 02/03/2025 **Status:** REO

Agenda No.: 073

Complexity Level: 1

Status: Active

Respondent: RODRIGUEZ, JULIAN; RODRIGUEZ, KITTY
14 Ramclark Rd, New City, NY 10956-1210

CEO: Nedssa Miranda

Situs Address: 198 Tropical Ave, West Palm Beach, FL
PCN: 00-42-43-35-02-010-0010

Case No: C-2025-01290024
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:** SIT
- 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 within the RM 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: 01/30/2025 **Status:** CLS
- 3** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
- Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
- Store garbage containers so that they are screened from view from streets or public right-of-way.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 01/30/2025 **Status:** SIT
- 4** **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, Paint the property accordingly
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 01/30/2025 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

- 5 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.
- Maintain the exterior of the structure in accordance with Section 14-33 (a).
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/30/2025 **Status:** SIT
- 6 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all item's storage in public view
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/30/2025 **Status:** SIT
- 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, FILL DIRT has been erected or installed without a valid building permit.
- Obtain required building permits for the FILL DIRT _or remove the FILL DIRT.
- 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:** SIT
- 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:** 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: 01/30/2025 **Status:** CLS
- 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:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

11	<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="padding-left: 40px;">Remove TRAILERS from the front setback or other area between the structure and street. Park TRAILERS in the side or rear yard.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 01/30/2025 Status: CLS</p>
12	<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="padding-left: 40px;">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.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 01/30/2025 Status: SIT</p>
13	<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 style="padding-left: 40px;">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="padding-left: 40px;">Obtain a Permit for the Site Development and Fill.</p> <p>Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 01/30/2025 Status: SIT</p>

Agenda No.: 074	Complexity Level: 1	Status: Active
Respondent: Jose Guarin, Jr.; and Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Carolina Guarin and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (CAROLINA GUARIN AND JOSE JR GUARIN and 00-42-43-35-02-013-0010). 184 Tropical Ave, West Palm Beach, FL 33415-1944		CEO: Nedssa Miranda
Situs Address: 184 Tropical Ave, West Palm Beach, FL		Case No: C-2025-05150034
PCN: 00-42-43-35-02-013-0010		Zoned: RM
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, FENCE (WOOD, AND METAL) has been erected or installed without a valid building permit.</p> <p style="padding-left: 40px;">A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, FENCE (WOOD, AND METAL).</p> <p style="padding-left: 40px;">Obtain a Certificate of Completion for FENCE (WOOD, AND METAL) permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 05/30/2025 Status: CLS</p> <p>2 Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <p style="padding-left: 40px;">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.</p> <p style="padding-left: 40px;">2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.</p> <p style="padding-left: 40px;">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.</p> <p>Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 05/30/2025 Status: CLS</p>	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

- 3** **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, FENCE DISREPAIR
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/30/2025 **Status:** CLS
- 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.
- Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/30/2025 **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: 05/30/2025 **Status:** SIT
- 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, WOOD/STRUCTURE has been erected or installed without a valid building permit.
- Obtain required building permits for the WOOD/STRUCTURE or remove the WOOD/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: 05/30/2025 **Status:** SIT

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: Carbone, Kevin **CEO:** Joanna Mirodias
7605 Colony Palm Dr, Boynton Beach, FL 33436-1316
Situs Address: 7605 Colony Palm Dr, Boynton Beach, FL **Case No.:** C-2025-03270019
PCN: 00-42-45-12-18-000-0890 **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, the white vinyl/PVC fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/27/2025 **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, the mini split air conditioner has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/27/2025 **Status:** SIT

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: Carbone, Kevin J **CEO:** Joanna Mirodias
7605 Colony Palm Dr, Boynton Beach, FL 33436-1316
Situs Address: 7549 Colony Palm Dr, Boynton Beach, FL **Case No.:** C-2025-03270021
PCN: 00-42-45-12-18-000-0680 **Zoned:** PUD

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

Violations: 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the mini split air conditioner has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/27/2025 **Status:** SIT

Agenda No.: 077 **Complexity Level:** 1 **Status:** Active
Respondent: Greene, Derek M; De Avila, Susielen Fernanda **CEO:** Joanna Mirodias
3736 Edgar Ave, Boynton Beach, FL 33436-2728
Situs Address: 3736 Edgar Ave, Boynton Beach, FL **Case No:** C-2025-06040013
PCN: 00-43-45-19-02-005-0031 **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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2025 **Status:** 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, the wood frame structure located on the west side of the garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2025 **Status:** SIT

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2025 **Status:** SIT

Agenda No.: 078 **Complexity Level:** 1 **Status:** Active
Respondent: Entner, Joshua; Entner, Michael **CEO:** Joanna Mirodias
9158 Chianti Ct, Boynton Beach, FL 33472-2459
Situs Address: 9158 Chianti Ct, Boynton Beach, FL **Case No:** C-2025-07240014
PCN: 00-42-45-23-17-000-3630 **Zoned:** RTS

Violations: 1 **Details:** Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property.
Code: Unified Land Development Code - 5.E.4.E.2.c.1
Issued: 08/08/2025 **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, an outdoor electrical outlet located on the north side of the SFD has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/08/2025 **Status:** SIT

Agenda No.: 079 **Complexity Level:** 1 **Status:** Removed
Respondent: MEDJOOL NURSERIES LLC **CEO:** Joanna Mirodias
7111 Fairway Dr, Ste 210, Palm Beach Gardens, FL 33418
Situs Address: 5660 Ranches Rd, Lake Worth, FL **Case No:** C-2025-06130032

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

PCN: 00-42-45-10-01-008-0030

Zoned: AR

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-2024-028810-0000 (Demolition Non/Multi-Residential) has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # B-2024-028810-0000 (Demolition Non/Multi-Residential).

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 07/31/2025 **Status:** CLS

Agenda No.: 080

Complexity Level: 1

Status: Removed

Respondent: BERMUDA ISLES AT BOCA RIO HOMEOWNERS ASSOCIATION, INC.; CYPRESS LAKES AT BOCA RIO HOMEOWNERS ASSOCIATION, INC.
3900 Woodlake Blvd, Ste 309, Lake Worth, FL 33463 United States

CEO: Adam F Moulton

Situs Address: FL

Case No: C-2025-08080003

PCN: 00-42-47-29-07-001-0000

Zoned:

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

More specifically, posts and a chain have been erected or installed on Thames Blvd. without a valid building permit.

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

Issued: 08/11/2025 **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.

Observation: Posts with a chain have been erected on Thames Blvd. and do not appear on the site plan as approved for regulating traffic.

Code: Unified Land Development Code - 1.A.2

Issued: 08/11/2025 **Status:** CLS

cc: Bermuda Isles At Boca Rio Homeowners Association, Inc.
Cypress Lakes At Boca Rio Homeowners Association, Inc.

Agenda No.: 081

Complexity Level: 1

Status: Active

Respondent: Hb2 Alternative Holdings Llc
14405 Walters Rd, Ste 200, Houston, TX 77014-1345

CEO: Adam F Moulton

Situs Address: 9332 Laurel Green Dr, Boynton Beach, FL

Case No: C-2025-06050002

PCN: 00-42-45-22-06-000-2960

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

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

Issued: 07/15/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a canopy membrane structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/08/2025 **Status:** SIT

- 5 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically, porch is missing most all of the screens.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 07/08/2025 **Status:** SIT

cc: Lardana Llc

Agenda No.: 084	Complexity Level: 1	Status: Active
Respondent: ONTARIO HOTEL DEVELOPMENT LLC		CEO: Adam F Moulton
	2221 Camden Ct, Ste 200, Oak Brook, IL 60523-4606	
Situs Address: 7006 Palmetto Cir N, Boca Raton, FL		Case No: C-2025-06260005
PCN: 00-42-47-21-01-011-0000		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. More specifically, downed light pole and vegetative debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/26/2025 **Status:** SIT

- 2 **Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. More specifically, LED light pole by commercial vacuum and commercial air compressor is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)
Issued: 06/26/2025 **Status:** SIT

- 3 **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. More specifically, both LED light poles do not have protective covers over wires.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 06/26/2025 **Status:** SIT

cc: Ontario Hotel Development Llc

Agenda No.: 085	Complexity Level: 1	Status: Active
Respondent: Ski Development 30 Llc		CEO: Adam F Moulton
	7033 San Sebastian Cir, Boca Raton, FL 33433-1058	
Situs Address: 7033 San Sebastian Cir, Boca Raton, FL		Case No: C-2025-06030003
PCN: 00-42-47-21-02-002-0090		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 white vinyl fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/03/2025 **Status:** CCH

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver patio has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/03/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

Violations:

- 1 **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: 05/20/2025 **Status:** CCH
- 2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/20/2025 **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. Specifically, a shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/20/2025 **Status:** CCH

cc: Research & Marketing Services Inc

Agenda No.: 092 **Complexity Level:** - **Status:** Active
Respondent: LASSO CALDERON, LUZ DARY **CEO:** Paul Pickett
 4592 GROVE St, West Palm Beach, FL 33415 United State:
Situs Address: 6248 17th Dr S, Lot 905, West Palm Beach, FL **Case No:** C-2025-02210004
PCN: **Zoned:**

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ELECTRICAL WORK (REAR ADDITION) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **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, PLUMBING (RIGHT ADDITION) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **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, INTERIOR RENOVATION (ROOMS CREATED) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **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, REAR ADDITION has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2025 **Status:** CCH
- 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/28/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 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. More specifically, the fence is in a state of disrepair and is in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/30/2025 **Status:** SIT
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof is in a state of disrepair and is in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 09/30/2025 **Status:** SIT

Agenda No.: 096 **Complexity Level:** 1 **Status:** Active
Respondent: Manning, Susan **CEO:** Debbie N Plaud
 10595 Mira Vista Dr, Pompano Beach, FL 33076-4840
Situs Address: 8710 Eagle Run Dr, Boca Raton, FL **Case No:** C-2024-11060014
PCN: 00-42-47-17-08-000-0520 **Zoned:** RS

Violations:

- 1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Specifically, the outside of the residence has fire damage that needs to be repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/07/2024 **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 interior of the residence has extensive fire damage that needs to be repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 11/07/2024 **Status:** SIT

cc: Manning, Susan

Agenda No.: 097 **Complexity Level:** - **Status:** Active
Respondent: Oleiro, Matheus; Pareto, Camila **CEO:** Debbie N Plaud
 23205 Bentley Pl, Boca Raton, FL 33433-6828
Situs Address: 23205 Bentley Pl, Boca Raton, FL **Case No:** C-2025-02270003
PCN: 00-42-47-32-08-000-1340 **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, the roof is in a state of disrepair and in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 02/27/2025 **Status:** SIT
- 2 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, there are sections of paneling missing from the exterior walls of the house and need to be repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 02/27/2025 **Status:** SIT

Agenda No.: 098 **Complexity Level:** 1 **Status:** Active
Respondent: Borraiz, William; Borraiz, Sonia R **CEO:** Teresa G Rouse
 9485 Listow Ter, Boynton Beach, FL 33472-2717
Situs Address: 11901 Sandalfoot Blvd, Boca Raton, FL **Case No:** C-2025-05050004
PCN: 00-41-47-36-03-000-7210 **Zoned:** AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 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 secondary concrete driveway has been erected or installed on a property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/02/2025 **Status:** CCH
- 2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the six-foot wood fence is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/02/2025 **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 but not limited to, tires, cardboard, appliances and debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/02/2025 **Status:** CLS

cc: Occupants

Agenda No.: 099 **Complexity Level:** 1 **Status:** Active
Respondent: Boynton Beach Associates XXXI, LLLP **CEO:** Teresa G Rouse
 1600 Sawgrass Corporate Pkwy, Ste 400, Fort Lauderdale, FL 33323-2890

Situs Address: 11787 Lyons Rd, Boynton Beach, FL **Case No:** C-2025-07240002
PCN: 00-42-43-27-05-060-0493 **Zoned:** AGR-PUD

Violations:

- 1 **Details:** The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tool, equipment of semi-mechanical device, or undertaking construction work which generates excessive noise at the property line of inhabited residential land between the hours of 10:00 PM and 7:00 AM. Construction work other than minor repairs by a homeowner and work permitted to an owner builder shall be prohibited on Sunday. This restriction shall not prohibit the use of pumps or machinery which, because of their nature and purpose, are required to be in operation 24 hours a day. More specifically construction work was being performed at the property before 7:00 a.m.
Code: Unified Land Development Code - 5.E.4.B.1.e
Issued: 07/28/2025 **Status:** SIT

cc: Boynton Beach Associates Xxxi, Lllp

Agenda No.: 100 **Complexity Level:** - **Status:** Active
Respondent: Ribeiro, Eduardo Lopes **CEO:** Teresa G Rouse
 1104 Rialto Dr, Boynton Beach, FL 33436-7198

Situs Address: 23410 Country Club Dr E, Boca Raton, FL **Case No:** C-2025-06050007
PCN: 00-41-47-36-07-000-1070 **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 roofed 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: 06/27/2025 **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, a parking surface has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/27/2025 **Status:** SIT

cc: Occupant

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

- Violations:**
- 1 **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: 07/14/2025 **Status:** CCH
 - 2 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/14/2025 **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, an office trailer has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/14/2025 **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, a tent has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/14/2025 **Status:** CCH
 - 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/14/2025 **Status:** CCH

cc: Cammarata, Judith A

Agenda No.: 105 **Complexity Level:** - **Status:** Active
Respondent: CAPILLARY FLOW PROPERTIES, LLC **CEO:** Omar J Sheppard
 16282 E Lancashire Dr, Loxahatchee, FL 33470-3731
Situs Address: 16282 E Lancashire Dr, Loxahatchee, FL **Case No:** C-2025-05120017
PCN: 00-40-43-13-00-000-7000 **Zoned:** AR

- Violations:**
- 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/21/2025 **Status:** CCH
 - 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.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 05/21/2025 **Status:** CCH

Agenda No.: 106 **Complexity Level:** - **Status:** Removed
Respondent: Couture, Mark; Couture, Denise **CEO:** Omar J Sheppard
 11194 61st St N, West Palm Beach, FL 33412-1841
Situs Address: 11194 61st St N, West Palm Beach, FL **Case No:** C-2025-07010021
PCN: 00-41-42-35-00-000-5850 **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)

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

Issued: 07/24/2025 **Status:** CLS
2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/24/2025 **Status:** CLS

Agenda No.: 107 **Complexity Level:** - **Status:** Active
Respondent: Gonzalez, Jacinta **CEO:** Omar J Sheppard
1364 NW Avenue P, Belle Glade, FL 33430-1412
Situs Address: 1364 NW Avenue P, Belle Glade, FL **Case No:** C-2025-04110002
PCN: 00-37-43-30-00-000-7070 **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, car canopy 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

Agenda No.: 108 **Complexity Level:** - **Status:** Active
Respondent: O'Connor, Merdel **CEO:** Omar J Sheppard
15163 82nd Ln N, Loxahatchee, FL 33470-4334
Situs Address: 15163 82nd Ln N, Loxahatchee, FL **Case No:** C-2025-04210028
PCN: 00-41-42-19-00-000-5390 **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: 05/30/2025 **Status:** CCH

Agenda No.: 109 **Complexity Level:** - **Status:** Removed
Respondent: RE WEALTH ADVISORS LLC **CEO:** Omar J Sheppard
401 E Las Olas Blvd, Ste 1400, Fort Lauderdale, FL 33301
Situs Address: 37280 Okeechobee Ave, 2, Canal Point, FL **Case No:** C-2025-07220013
PCN: 00-37-41-33-03-014-0010 **Zoned:** RH

Violations:
1 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 07/24/2025 **Status:** CLS
2 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 07/24/2025 **Status:** CLS
3 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (d) (1)
Issued: 07/24/2025 **Status:** CLS
4 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 07/24/2025 **Status:** CLS

cc: Re Wealth Advisors Llc

Agenda No.: 110 **Complexity Level:** - **Status:** Removed
Respondent: THIEBAUD CORPORATION **CEO:** Omar J Sheppard
816 NW 4th St, Belle Glade, FL 33430-1906
Situs Address: 641 NW 17th St, Belle Glade, FL **Case No:** C-2025-04080002
PCN: 00-36-43-36-01-001-0031 **Zoned:** RM

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

Violations: 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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 05/01/2025 **Status:** CLS

cc: Thiebaud Corporation
Thiebaud Corporation

Agenda No.: 111 **Complexity Level:** - **Status:** Active
Respondent: Belizaire, Julio **CEO:** Christina G Stodd
5805 206th Ter N, Loxahatchee, FL 33470-2217
Situs Address: 85th Rd N, FL **Case No:** C-2025-02190013
PCN: 00-41-42-20-00-000-3920 **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: 02/20/2025 **Status:** CCH

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

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 02/20/2025 **Status:** CCH

Agenda No.: 112 **Complexity Level:** - **Status:** Active
Respondent: Alvaro Velosa and Ana Maria Velosa, Settlers and **CEO:** Christina G Stodd
Co-Trustees of the Alvaro Velosa and Ana Maria Velosa
Revocable Trust dated August 4, 2023.
12518 88th Pl N, West Palm Beach, FL 33412-2387
Situs Address: 12518 88th Pl N, West Palm Beach, FL **Case No:** C-2025-07070005
PCN: 00-41-42-22-00-000-3410 **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, 2 storage containers with a roof structure between the two containers, has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/11/2025 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 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.: 116 **Complexity Level:** - **Status:** Active
Respondent: Avera, Melissa; Avera, Shawn **CEO:** RI Thomas
 16435 E Stallion Dr, Loxahatchee, FL 33470-4037
Situs Address: 16435 E Stallion Dr, Loxahatchee, FL **Case No:** C-2025-02060006
PCN: 00-40-43-24-00-000-7260 **Zoned:** AR

Violations:

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/13/2025 **Status:** CCH

Agenda No.: 117 **Complexity Level:** - **Status:** Active
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:** CLS

cc: Cardet, Antonio

Agenda No.: 118 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 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: diseased, dead and missing trees and vegetation.

Code: Unified Land Development Code - 1.A.2
Issued: 07/29/2025 **Status:** CCH

Agenda No.: 125 **Complexity Level:** - **Status:** Postponed
Respondent: ST. ANDREWS GLEN CONDOMINIUM ASSOCIATION. **CEO:** Charles Zahn
INC.
1 E Broward Blvd, Ste 1800, FT Lauderdale, FL 33301

Situs Address: 7581 MacKenzie Ct, Lake Worth, FL **Case No:** C-2024-04180009
PCN: 00-42-44-21-22-000- **Zoned:** RS

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.: 126 **Complexity Level:** - **Status:** Active
Respondent: THE COUNTRY HOMEOWNERS ASSOCIATION, INC. **CEO:** Charles Zahn
15800 Pines Blvd, Ste 303, PembrokePines, FL 33027

Situs Address: 4708 Holly Lake Dr, Lake Worth, FL **Case No:** C-2025-07020012
PCN: 00-42-44-25-21-003-0000 **Zoned:** RM

Violations:

1 **Details:** Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process. Specifically, damaged, diseased, or dead trees and vegetation.

Code: Unified Land Development Code - 7.E.3.B
Issued: 07/08/2025 **Status:** CCH

Agenda No.: 127 **Complexity Level:** - **Status:** Removed
Respondent: O'Shields, Robert Fayette IV **CEO:** Omar J Sheppard
11580 66th St N, West Palm Beach, FL 33412-1852

Situs Address: 11580 66th St N, West Palm Beach, FL **Case No:** C-2025-04210041
PCN: 00-41-42-35-00-000-3540 **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: 07/01/2025 **Status:** CLS

Agenda No.: 128 **Complexity Level:** 1 **Status:** Active

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM

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:**
- 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.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/07/2025 **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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/07/2025 **Status:** CCH
 - 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
 - 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.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/07/2025 **Status:** CCH

Agenda No.: 129 **Complexity Level:** - **Status:** Active
Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSOCIATIO **CEO:** Debbie N Plaud
INC
301 Yamato, Ste 2199, Boca Raton, FL 33431 United States

Situs Address: 6575 S Oriole Blvd, Delray Beach, FL **Case No:** C-2025-08260026
PCN: 00-42-46-15-16-001-0000 **Zoned:** RH

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, safety bollards around parking lot have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **Status:** CCH
 - 2** **Details:** Portable storage containers may be used for the temporary storage of goods for residential uses subject to the following requirements, and shall be exempt from the Zoning Division and Building Permit review:
[Ord. 2017-025] [Ord. 2019-005]
a. A maximum of one container 16 feet in length, eight feet in width, and eight feet in height may be allowed, for no more than two times a year for a maximum of 15 days each time; [Ord. 2017-025]
b. Shall be located on driveways not to overlap easements, sidewalks, or R-O-W.

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 05, 2025 9:00 AM**

	Code: Unified Land Development Code - 5.B.1.C.4 Issued: 09/05/2025 Status: CCH
3	Details: All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. More specifically, Elevator in Building E is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1) Issued: 09/05/2025 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 # B-2024-045993-0000 Pool Commercial - Addition/Renovation has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 09/05/2025 Status: CCH
5	Details: A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2024-045993-0000 Pool Commercial - Addition/Renovation . Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 09/05/2025 Status: CCH

cc: Deauville Village Condominium Association Inc

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. "