



**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

**Special Magistrate: Earl K Mallory
Contested**

**Special Magistrate: Natalie Green-Moore
Non-Contested**

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001	Complexity Level: -	Status: Removed
Respondent: VAD PBI RETAIL 2, LLC 38 Grant St, St. Augustine, FL 32084		CEO: Jen L Batchelor
Situs Address: 2695 N Military Trl, West Palm Beach, FL		Case No: C-2025-12050002
PCN: 00-42-43-24-05-000-0070		Zoned:

- Violations:**
- | | | |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1 | Details: Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards: Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises. More specifically, inoperable vehicles being stored on the property.
Code: Unified Land Development Code - 5.B.1.A.3.a
Issued: 12/11/2025 | Status: CLS |
| 2 | Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, vehicles with no tags in the parking lot behind the plaza.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 12/11/2025 | Status: CLS |

cc: Vad Pbi Retail 2, Llc

Agenda No.: 002	Complexity Level: 1	Status: Active
Respondent: 3950 GREENFIELD HOLDINGS LLC 3790 Sabal Lakes Rd, Delray Beach, FL 33445		CEO: Maggie Bernal
Situs Address: 3950 Greenfield Ct, Boynton Beach, FL		Case No: C-2025-08150007
PCN: 00-43-45-19-06-003-0040		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: Interior renovations/conversions (Garage conversion to habitable space), without the proper permits is prohibited.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/19/2025 | Status: CCH |
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- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Split A/C system has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/19/2025 **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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 08/19/2025 **Status:** CCH

cc: Monitoring

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: Polk, Avis R; Polk, Harold **CEO:** Maggie Bernal
 7276 Willow Spring Cir N, Boynton Beach, FL 33436-9405
Situs Address: 7276 Willow Spring Cir N, Boynton Beach, FL **Case No:** C-2025-07210002
PCN: 00-42-45-12-11-000-0390 **Zoned:** RS

- Violations:**
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Additional (2nd) Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/22/2025 **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: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/22/2025 **Status:** CCH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Tong, Phuong **CEO:** Maggie Bernal
 4339 NW 1st Dr, Deerfield Beach, FL 33442-9246
Situs Address: 4778 Poseidon Pl, Lake Worth, FL **Case No:** C-2025-11050003
PCN: 00-42-45-01-11-000-1940 **Zoned:** RS

- Violations:**
- 1 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
 1) vehicle is registered or licensed;
 2) used by a resident of the premises;
 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
 4) height does not exceed nine feet, including any load, bed, or box; and,
 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 11/05/2025 **Status:** CCH
 - 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/05/2025 **Status:** CCH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Removed
Respondent: 15445 US 441 LLC **CEO:** Steve G Bisch
 17686 Circle Pond Ct, Boca Raton, FL 33496-1002
Situs Address: 10069 La Reina Rd, Delray Beach, FL **Case No:** C-2025-05140021

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PCN: 00-42-43-27-05-067-0283

Zoned: AGR

Violations:

2 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 05/21/2025 **Status:** CLS

Agenda No.: 006

Complexity Level: 1

Status: Active

Respondent: Hechavarria, Ana Del Carmen Cespedes; Vazquez Navarro, Danyer Manuel
10092 Windtree Ln S, Boca Raton, FL 33428-5456

CEO: Steve G Bisch

Situs Address: 10092 Windtree Ln S, Boca Raton, FL

Case No: C-2025-11200009

PCN: 00-41-47-25-06-000-0200

Zoned: RS

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]

There is a large truck parked on the drive at this location. Search did not locate Business Tax Receipt for current business at this address
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Unified Land Development Code - 6.D.1.A.2.a
Issued: 11/24/2025 **Status:** CCH

Agenda No.: 007

Complexity Level: 1

Status: Active

Respondent: RCK007 LLC
22103 Altona Dr, Boca Raton, FL 33428-4773

CEO: Steve G Bisch

Situs Address: 22103 Altona Dr, Boca Raton, FL

Case No: C-2025-11120004

PCN: 00-41-47-22-05-000-0880

Zoned: RT

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 11/17/2025 **Status:** CCH

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 11/17/2025 **Status:** CCH

cc: Gassman, Alan S Esq
Rck007 Llc

Agenda No.: 008

Complexity Level: 1

Status: Active

Respondent: TRUST FINANCIAL, LLC
718 SW 27th Pl, Boynton Beach, FL 33435

CEO: Steve G Bisch

Situs Address: 5100 Oak Hill Rd, Delray Beach, FL

Case No: C-2025-07080001

PCN: 00-42-46-11-03-000-2120

Zoned: AR

Violations:

3 **Details:** Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.
Code: PBC Amendments to FBC 8th Edition (2023) - 116.1
Issued: 07/15/2025 **Status:** CCH

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Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/24/2025 **Status:** CLS

Agenda No.: 014 **Complexity Level:** - **Status:** Removed
Respondent: Ramos, Hector Manuel; Ramos, Veronica **CEO:** Jose Feliciano
6124 Plains Dr, Lake Worth, FL 33463-1509
Situs Address: 6124 Plains Dr, Lake Worth, FL **Case No:** C-2025-11140022
PCN: 00-42-44-34-29-000-2860 **Zoned:** RS
Violations: **1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 11/14/2025 **Status:** CLS

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: BENCOSME, JOSE N; BENCOSME, GLORIA E **CEO:** Caroline Foulke
4218 Fern St, Lake Worth Beach, FL 33461-2776
Situs Address: 4218 Fern St, Lake Worth, FL **Case No:** C-2025-08250024
PCN: 00-42-44-24-18-000-0390 **Zoned:** RM
Violations: **1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 08/26/2025 **Status:** CCH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Removed
Respondent: Jimenez, Luz E **CEO:** Kareem B Graham
7595 S Military Trl, Lake Worth, FL 33463-7808
Situs Address: 7595 S Military Trl, Lake Worth, FL **Case No:** C-2025-10020010
PCN: 00-42-45-12-01-002-1310 **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: 10/21/2025 **Status:** SIT

Agenda No.: 017 **Complexity Level:** 1 **Status:** Removed
Respondent: LARISE ATLANTIS INC **CEO:** Kareem B Graham
3107 Stirling Rd, Ste 104, Fort Lauderdale, FL 33312-8500
Situs Address: 6228 S Congress Ave, A, Lake Worth, FL **Case No:** C-2025-11120015
PCN: 00-43-45-06-00-000-1100 **Zoned:** CG
Violations: **1** **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
More specifically, the Dumpster is not screened within the required enclosure.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 11/17/2025 **Status:** CCH

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- 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, membrane covered has been erected or installed without a valid building permit.
- Obtain required building permits for the membrane covered or remove the membrane covered.
- 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: 07/15/2025 **Status:** CLS
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ADDITION/STRUCTURE has been erected or installed without a valid building permit.
- No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, ADDITION/STRUCTURE.
- Obtain a Certificate of Occupancy from the building official.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 07/15/2025 **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, POOL has been erected or installed without a valid building permit.
- A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, POOL .
- Obtain a Certificate of Completion for POOL
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/15/2025 **Status:** CLS

Agenda No.: 025 **Complexity Level:** 1 **Status:** Removed
Respondent: CANA, DAYAN **CEO:** Nedssa Miranda
 4656 Cambridge St, Lake Worth, FL 33463-2271
Situs Address: 5701 Orange Rd, West Palm Beach, FL **Case No:** C-2025-12020041
PCN: 00-42-43-35-11-014-0181 **Zoned:** RM

- 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.
- This property has approval for a Single-Family Dwelling within the RM MULTI FAMILY 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.

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SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

	Code: Unified Land Development Code - 1.A.2		Status: CLS
	Issued: 12/03/2025		
2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.		
	Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to all the items storage on the property.		
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)		Status: CLS
	Issued: 12/03/2025		
3	Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:		
	1) vehicle is registered or licensed;		
	2) used by a resident of the premises;		
	3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]		
	4) height does not exceed nine feet, including any load, bed, or box; and,		
	5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]		
	Discontinue parking any vehicles exceeding 12,500 pounds (GVWR), or exceeding nine feet in height, or exceeding 26 feet in length. For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.		
	Code: Unified Land Development Code - 6.D.1.A.2.a		Status: CLS
	Issued: 12/03/2025		

Agenda No.: 026	Complexity Level: 1	Status: Removed															
Respondent: GALLERY, MARIO F		CEO: Nedssa Miranda															
	180 Avocado Ave, West Palm Beach, FL 33413-1870																
Situs Address: 180 Avocado Ave, West Palm Beach, FL		Case No: C-2025-12090026															
PCN: 00-42-43-35-11-015-0020		Zoned: RM															
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td colspan="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, BLACK METAL FENCE has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td colspan="2">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, BLACK METAL FENCE.</td> </tr> <tr> <td></td> <td colspan="2">Obtain required building permits for the BLACK METAL FENCE or remove the BLACK METAL FENCE. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Obtain a Certificate of Completion for BLACK METAL FENCE</td> </tr> <tr> <td></td> <td colspan="2">Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5</td> </tr> <tr> <td></td> <td>Issued: 12/11/2025</td> <td>Status: CLS</td> </tr> </table>		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, BLACK METAL FENCE has been erected or installed without a valid building permit.			A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, BLACK METAL FENCE.			Obtain required building permits for the BLACK METAL FENCE or remove the BLACK METAL FENCE. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Obtain a Certificate of Completion for BLACK METAL FENCE			Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5			Issued: 12/11/2025	Status: CLS
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, BLACK METAL FENCE has been erected or installed without a valid building permit.																
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	Obtain required building permits for the BLACK METAL FENCE or remove the BLACK METAL FENCE. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Obtain a Certificate of Completion for BLACK METAL FENCE																
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 PBC Amendments to FBC 8th Edition (2023) - 111.5																
	Issued: 12/11/2025	Status: CLS															

Agenda No.: 027	Complexity Level: 1	Status: Removed
Respondent: HANDY OAK PROPERTIES LLC		CEO: Nedssa Miranda
	2875 S OCEAN Blvd, Ste 200, Palm Beach, FL 33480	
Situs Address: 1050 Handy Oak Cir, West Palm Beach, FL		Case No: C-2025-10140020
PCN: 00-42-43-29-05-000-0590		Zoned: RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 11/05/2025 **Status:** CCH

Agenda No.: 046 **Complexity Level:** 1 **Status:** Active
Respondent: De Gonzalez, Lylia C; Gonzalez Monroy, Jorge Arturo; **CEO:** Omar J Sheppard
Gonzalez Monroy, Andres Felipe; Gonzalez Torres, Lilia
Esperanza
315 Villa Cir, Boynton Beach, FL 33435-8910
Situs Address: 16610 66th Ct N, Loxahatchee, FL **Case No:** C-2025-09240021
PCN: 00-40-42-36-00-000-4000 **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: 11/06/2025 **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, wooden gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/06/2025 **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, shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/06/2025 **Status:** CCH
- 4** **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 11/06/2025 **Status:** CCH
- 5** **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: 11/06/2025 **Status:** CCH

cc: Gonzalez Monroy, Andres Felipe
Gonzalez Monroy, Jorge Arturo
Gonzalez Torres, Lilia Esperanza

Agenda No.: 047 **Complexity Level:** 1 **Status:** Active
Respondent: Carre, Gharvhel **CEO:** Christina G Stodd
12836 78th Pl N, West Palm Beach, FL 33412-2247
Situs Address: 12836 78th Pl N, West Palm Beach, FL **Case No:** C-2025-08140011
PCN: 00-41-42-27-00-000-3520 **Zoned:** AR

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to garage in black bags and vegetative debris observed in the front swale of the property and some wood debris stored in the front yard.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/20/2025 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

- 2 Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
- More specifically repair the screened in patio panels especially the bottom ones.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 08/20/2025 **Status:** SIT
- 3 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Please repair, the screens on the screened in porch in the rear of the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/20/2025 **Status:** SIT
- 4 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. Please mow the grass and trim the weeds on the property.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/20/2025 **Status:** SIT

cc: Freedom Mortgage Corporation

Agenda No.: 048	Complexity Level: 1	Status: Active
Respondent: Erhardt, Edward N Jr 12525 51st Ct N, West Palm Beach, FL 33411-9084		CEO: Christina G Stodd
Situs Address: 12525 51st Ct N, West Palm Beach, FL		Case No: C-2025-08010014
PCN: 00-41-43-03-00-000-7830		Zoned: AR

Violations:

1 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically please mow the property and trim the weeds.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/05/2025 **Status:** SIT

cc: Erhardt, Edward N Jr
Freedom Mortgage Corporation
Jordan, Migdalia Esq
Zubkoff, Jeremy M Esq

Agenda No.: 049	Complexity Level: -	Status: Active
Respondent: Joseph, Wesner 1179 N Benoist Farms Rd, Apt 111, West Palm Bch, FL 33411-9300		CEO: Christina G Stodd
Situs Address: 15212 72nd Ct N, Loxahatchee, FL		Case No: C-2025-04100014
PCN: 00-41-42-30-00-000-5770		Zoned: AR

Violations:

4 Details: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, B-2023-013399-0000 for a Single-Family Dwelling needs to be activated and obtain a Certificate of Occupancy.

Code: PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 04/10/2025 **Status:** CCH

cc: Joseph, Wesner

Agenda No.: 050	Complexity Level: 1	Status: Active
Respondent: Ljongquist, Kirk 14538 94th St N, West Palm Beach, FL 33412-2519		CEO: Christina G Stodd
Situs Address: 14538 94th St N, West Palm Beach, FL		Case No: C-2025-10080002

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

PCN: 00-41-42-17-00-000-7250

Zoned: AR

Violations:

- 1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
 1) vehicle is registered or licensed;
 2) used by a resident of the premises;
 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
 4) height does not exceed nine feet, including any load, bed, or box; and,
 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/16/2025 **Status:** SIT

Agenda No.: 051

Complexity Level: 2

Status: Active

Respondent: Martinez, Kevin J

CEO: Christina G Stodd

1056 SW 27th Pl, Boynton Beach, FL 33426-7830

Situs Address: 18231 W Sycamore Dr, Loxahatchee, FL

Case No: C-2025-11070028

PCN: 00-40-43-10-00-000-6260

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, driveway and pavement has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/14/2025 **Status:** SIT
- 3** **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

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

 Equipment, commercial vehicles, and trailers observed stored on the property which is zoned as a Single Family Dwelling in an Agricultural Residential area. This property is zoned as residential not commercial.
Code: Unified Land Development Code - 1.A.2
Issued: 11/14/2025 **Status:** SIT
- 4** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
 1) vehicle is registered or licensed;
 2) used by a resident of the premises;
 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
 4) height does not exceed nine feet, including any load, bed, or box; and,
 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 11/14/2025 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

- 5 Details:** Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.
- On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.
- Please obtain a site development permit for the fill dirt that was installed before the pavement was placed.
- Code:** Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 11/14/2025 **Status:** SIT
- 6 Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit for the fill dirt that was installed before the pavement was placed on the property.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 11/14/2025 **Status:** SIT

cc: Marinez, Kevin

Agenda No.: 052	Complexity Level: 1	Status: Active
Respondent: Wilson, Daniel A 13171 68th St N, West Palm Beach, FL 33412-1932		CEO: RI Thomas
Situs Address: 13171 68th St N, West Palm Beach, FL		Case No.: C-2025-11200021
PCN: 00-41-42-33-00-000-1830		Zoned: AR
Violations:	<p>1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 11/25/2025 Status: CCH</p>	

Agenda No.: 053	Complexity Level: 1	Status: Active
Respondent: Minaya, Wilmi; Minaya, Sarah 204 Sleepy Hollow Dr, West Palm Beach, FL 33415-3143		CEO: Charles Zahn
Situs Address: 204 Sleepy Hollow Dr, West Palm Beach, FL		Case No.: C-2025-10220160
PCN: 00-42-44-01-06-001-0120		Zoned: RH
Violations:	<p>1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 11/14/2025 Status: CLS</p> <p>2 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p>	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

	Code: Unified Land Development Code - 6.D.1.A.3.b	Issued: 11/14/2025	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: 11/14/2025	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: 11/14/2025	Status: CLS

Agenda No.: 054	Complexity Level: -	Status: Active
Respondent: PINWOOD SQUARE OWNER LLC 1200 S Pine Island Rd, Plantation, FL 33324		CEO: Charles Zahn
Situs Address: 6330 Lantana Rd, Building A, Lake Worth, FL		Case No: C-2025-07170002
PCN: 00-42-44-39-02-001-0000		Zoned: MUPD
Violations:	<p>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.</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: Dead, missing or diseased trees and vegetation in the required landscaping.</p> <p>Code: Unified Land Development Code - 1.A.2 Issued: 07/17/2025 Status: CLS</p> <p>2 Details: Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process. Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.</p> <p>Code: Unified Land Development Code - 7.E.3.B Unified Land Development Code - 7.F.3.A.1 Issued: 07/17/2025 Status: CCH</p>	
cc: Pinewood Square Owner Llc		

Agenda No.: 055	Complexity Level: 1	Status: Active
Respondent: Rivenburg, Mary; Rivenburg, Justin; Rivenburg, Jennifer 14790 87th St N, Loxahatchee, FL 33470-4372		CEO: Jen L Batchelor
Situs Address: 14790 87th St N, Loxahatchee, FL		Case No: C-2024-03210025
PCN: 00-41-42-20-00-000-3620		
RE: Request to Rescind Special Magistrate Order dated December 12, 2024, due to: Change of ownership., new case opened C2025-12180011		

Agenda No.: 056	Complexity Level: -	Status: Active
Respondent: POSH HOSPITALITY NO 3 CONGRESS AVENUE LLC 1533 SUNSET Dr, Ste 150, MIAMI, FL 33143		CEO: Caroline Foulke
Situs Address: 2960 Kentucky St, West Palm Beach, FL		Case No: C-2025-03250018
PCN: 00-43-44-05-08-002-0230		
RE: Request to Rescind Special Magistrate Order dated September 3, 2025, due to: Change of ownership prior to compliance date, no new case violations corrected.		
cc: Posh Hospitality No 3 Congress Avenue Llc		

Agenda No.: 057	Complexity Level: 1	Status: Active
Respondent: Joseph, Richelieu; Joseph, Ilansie 17393 60th Ln N, Loxahatchee, FL 33470-3206		CEO: Christina G Stodd
Situs Address: Tangerine Blvd, Loxahatchee,, FL		Case No: C-2025-01280002

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 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, Paver Turnout has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/27/2025 **Status:** CLS

Agenda No.: 063 **Complexity Level:** 2 **Status:** Active
Respondent: Unknown Personal Representative, Spouse, Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Raymond Strack, Sr. and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 1495: 95th Lane N West Palm Beach FL 33412, PCN 00-41-42-17-00-000-3850.
1574 SW Fresno Rd, Port St Lucie, FL 34953-4329
CEO: Christina G Stodd

Situs Address: 14954 95th Ln N, West Palm Beach, FL **Case No:** C-2025-11200020
PCN: 00-41-42-17-00-000-3850 **Zoned:** AR

Violations: 1 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, please mow the grass and trim weeds on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 11/25/2025 **Status:** SIT

cc: Strack Raymond Sr Est

Agenda No.: 064 **Complexity Level:** 1 **Status:** Removed
Respondent: GREEN, MARY L **CEO:** Kareem B Graham
5963 Tiffany Pl, West Palm Beach, FL 33417-4339
Situs Address: 5963 Tiffany Pl, West Palm Beach, FL **Case No:** C-2025-10030013
PCN: 00-42-43-26-17-002-0080 **Zoned:** RH

Violations: 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 10/21/2025 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/21/2025 **Status:** CCH

Agenda No.: 065 **Complexity Level:** - **Status:** Active
Respondent: Redondas, Caridad Leon **CEO:** Omar J Sheppard
16930 W Cheltenham Dr, Loxahatchee, FL 33470-3717
Situs Address: 16930 W Cheltenham Dr, Loxahatchee, FL **Case No:** C-2025-07280021
PCN: 00-40-43-13-00-000-7970 **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: 08/19/2025 **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, a storage building on the southeast corner of property 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
MARCH 04, 2026 9:00 AM**

- Issued:** 12/12/2025 **Status:** CCH
- 2** **Details:** Accumulations of waste, yard trash, or rubble and debris that may harbor vermin or poisonous snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease vectors shall be considered a nuisance. More specifically, there is a large pool of standing water in the rear.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (2)
Issued: 12/12/2025 **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, a seating area with fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/12/2025 **Status:** CCH
- 4** **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

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

Observation: A seating area with astro turf, fencing and an awning has been erected in the rear without valid building permits or Zoning Approval.
Code: Unified Land Development Code - 1.A.2
Issued: 12/12/2025 **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. More specifically, there are multiple piles of vegetative debris throughout the parcel.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/12/2025 **Status:** CCH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the damaged awning has been repaired without a valid building permit
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/12/2025 **Status:** CCH
- 7** **Details:** Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
Code: Palm Beach County Codes & Ordinances - 11.1.11
Issued: 12/12/2025 **Status:** CCH
- 8** **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 12/12/2025 **Status:** CCH
- 9** **Details:** Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process.
Code: Unified Land Development Code - 7.E.3.B
Issued: 12/12/2025 **Status:** CCH
- 10** **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.

More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

- 11 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
- More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH
- 12 Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.
More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH
- 13 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
- More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH
- 14 Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.
More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH
- 15 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
- More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH
- 16 Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.
More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

- 17 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
- More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH
- 18 Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2011-1844.
- More specifically, there are multiple dumpsters that have been added to parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 2.A.11
Issued: 12/12/2025 **Status:** CCH
- 19 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
- More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 12/12/2025 **Status:** CCH
- 20 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 gutters are obstructed with growing trees.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 12/12/2025 **Status:** CCH

cc: West Palm Realty Llc

Agenda No.: 071 **Complexity Level:** 1 **Status:** Active
Respondent: CAGIGAS ORGANIZATION INC **CEO:** Caroline Foulke
 1060 Grand Bahama Ln, Riviera Beach, FL 33404
Situs Address: 5761 S Military Trl, Lake Worth, FL **Case No:** C-2025-09240018
PCN: 00-42-44-36-38-001-0000 **Zoned:** MUPD

- Violations:**
- 1 Details:** All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c)
Issued: 09/29/2025 **Status:** CCH
- 2 Details:** The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.
Code: Palm Beach County Property Maintenance Code - Section 14-31 (c) (1)
Issued: 09/29/2025 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 09/29/2025 **Status:** CCH
- 4 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. MORE SPECIFICALLY: FENCE IN DISREPAIR.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

- 3 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically but not limited to most, if not all, walls inside the unit that have holes or are in disrepair, the ceiling in the bathroom/walkway, as well as the kitchen cabinets/counter tops and the bathroom counter top.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 09/29/2025 **Status:** SIT
- 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. More specifically but not limited to the roaches inside the home.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 09/29/2025 **Status:** SIT

cc: Pbso

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: INTERNATIONAL CLUB AT VILLAGES OF ORIOLE **CEO:** Darrin L Emmons
 ASSOCIATION INC.
 40 SE 5th St, Ste 610, Boca Raton, FL 33443

Situs Address: S Oriole Blvd, FL **Case No:** C-2025-10160011
PCN: 00-42-46-16-09-004-0000 **Zoned:** RH

- Violations:**
- 1 **Details:** For the purpose of this Section, the term “vegetation” shall include tree(s), palm(s), and pine(s). Vegetation that is required to be planted on a property per Code requirements or through a Condition(s) of Approval shall not be removed without first applying for and being issued a Vegetation Removal and Replacement Permit. Removal of vegetation without a valid permit shall be considered a violation of the Code or the DO, unless otherwise exempted by the F.S. [Ord. 2019-005] [Ord. 2020-001]
Code: Unified Land Development Code - 7.B.5
Issued: 11/04/2025 **Status:** SIT

cc: International Club At Villages Of Oriole

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: Diglo, Michele; Diglo, Giuseppa **CEO:** Darrin L Emmons
 115 Magnolia St, Westbury, NY 11590-1853

Situs Address: 6347 Country Wood Way, Delray Beach, FL **Case No:** C-2025-11060020
PCN: 00-42-46-15-12-002-0050 **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, the concrete driveway has been extended without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/07/2025 **Status:** SIT

cc: Diglo, Giuseppa

Agenda No.: 077 **Complexity Level:** 1 **Status:** Active
Respondent: DeLucca, Andrew P **CEO:** Darrin L Emmons
 18300 104th Ter S, Boca Raton, FL 33498-1649

Situs Address: 18300 104th Ter S, Boca Raton, FL **Case No:** C-2025-10100006
PCN: 00-41-47-01-03-003-0070 **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. More specifically but not limited to, the facia has been removed on the back of this residential property.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/10/2025 **Status:** SIT
 - 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 chain linked fence at this residential property is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

3	Issued: 10/10/2025	Status: SIT
	Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:	
	a. The barrier must be at least four (4) feet high on the outside.	
	b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.	
	c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.	
	Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)	
	Issued: 10/10/2025	Status: SIT
5	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, there is a vehicle parked in the backyard of this residential property on the grass/dirt.	
	Code: Unified Land Development Code - 6.D.1.A.1.b.2	
	Issued: 10/10/2025	Status: SIT

Agenda No.: 078	Complexity Level: -	Status: Active										
Respondent: JAKUBAS, LISA; JAKUBAS, RONALD 13264 Silver Fox Ln, Palm Beach Gardens, FL 33418-7914		CEO: Ronald Ramos										
Situs Address: 13264 Silver Fox Ln, Palm Beach Gardens, FL		Case No: C-2025-11060013										
PCN: 00-41-41-20-01-003-0080		Zoned: AR										
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">2</td> <td style="width: 15%;">Details: DETAILS: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</td> </tr> <tr> <td></td> <td style="text-align: center;">>>>MORE SPECIFICALLY, SEVERAL FENCES AND GATE(S) have been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 11/14/2025</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> </table>		2	Details: DETAILS: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.		>>>MORE SPECIFICALLY, SEVERAL FENCES AND GATE(S) have been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 8th Edition (2023) - 105.1		Issued: 11/14/2025		Status: CCH
2	Details: DETAILS: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.											
	>>>MORE SPECIFICALLY, SEVERAL FENCES AND GATE(S) have been erected or installed without a valid building permit.											
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1											
	Issued: 11/14/2025											
	Status: CCH											

Agenda No.: 079	Complexity Level: -	Status: Removed												
Respondent: Mayorgas Property Management LLC 6295 Lake Worth Rd, Ste 20, Lake Worth, FL 33463-3033		CEO: Jose Feliciano												
Situs Address: 1441 S Military Trl, West Palm Beach, FL		Case No: C-2025-12050017												
PCN: 00-42-44-12-19-000-0010		Zoned: UI												
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.</td> </tr> <tr> <td></td> <td>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.</td> </tr> <tr> <td></td> <td>Mobile Food Vendor Trailer parked at property without required Zoning reviews or approval. Remove Mobile Food Vendor Trailer from property or obtain the required Temporary Use permit required to operate a food vending vehicle from property parking area.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 1.A.2</td> </tr> <tr> <td></td> <td>Issued: 12/10/2025</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CLS</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.		Mobile Food Vendor Trailer parked at property without required Zoning reviews or approval. Remove Mobile Food Vendor Trailer from property or obtain the required Temporary Use permit required to operate a food vending vehicle from property parking area.		Code: Unified Land Development Code - 1.A.2		Issued: 12/10/2025		Status: CLS
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.													
	Mobile Food Vendor Trailer parked at property without required Zoning reviews or approval. Remove Mobile Food Vendor Trailer from property or obtain the required Temporary Use permit required to operate a food vending vehicle from property parking area.													
	Code: Unified Land Development Code - 1.A.2													
	Issued: 12/10/2025													
	Status: CLS													

Agenda No.: 080	Complexity Level: -	Status: Removed
Respondent: Bermudez, Miguel Garcia; Ricardo, Dania Cabrera 9455 Bloomfield Dr, Palm Beach Gardens, FL 33410-5937		CEO: Steve R Newell
Situs Address: 9455 Bloomfield Dr, Palm Beach Gardens, FL		Case No: C-2025-12170006
PCN: 00-42-42-13-01-007-0210		Zoned: RM

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

Violations: **1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
 1) vehicle is registered or licensed;
 2) used by a resident of the premises;
 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
 4) height does not exceed nine feet, including any load, bed, or box; and,
 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 12/18/2025 **Status:** CLS

Agenda No.: 081 **Complexity Level:** 1 **Status:** Active
Respondent: DORVIL, WISLINE **CEO:** Maggie Bernal
 3594 Lothair Ave, Boynton Beach, FL 33436-3122

Situs Address: 3594 Lothair Ave, Boynton Beach, FL **Case No:** C-2025-09040014
PCN: 00-43-45-19-03-020-0030 **Zoned:** RS

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, Inoperable Vehicle.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/15/2025 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 09/15/2025 **Status:** CCH

3 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 09/15/2025 **Status:** CCH

Agenda No.: 082 **Complexity Level:** 1 **Status:** Active
Respondent: CLEOPHISE, LUBIN; LAMUR, SAMUELA; CASTOR, BERNARD; LAMUR, ROSE B
 192 Cove Rd, Greenacres, FL 33413-2144 **CEO:** Maggie Bernal

Situs Address: 3627 Lothair Ave, Boynton Beach, FL **Case No:** C-2025-09170002
PCN: 00-43-45-19-03-014-0210 **Zoned:** RS

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/17/2025 **Status:** CCH

3 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 09/17/2025 **Status:** CCH

cc: Castor, Bernard
 Lamur, Rose B

Agenda No.: 083 **Complexity Level:** 1 **Status:** Active
Respondent: MLIG LLC **CEO:** Maggie Bernal
 5701 Bayberry Ln, Fort Lauderdale, FL 33319-3517

Situs Address: 3546 Kitley Ave, Boynton Beach, FL **Case No:** C-2025-10300026
PCN: 00-43-45-19-03-019-0130 **Zoned:** RS

Violations: **1** **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 11/03/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM

cc: Home Depot Usa Inc

Agenda No.: 092	Complexity Level: 1	Status: Active
Respondent: AARONS, TRACY 2192 Quail Trl, Lake Worth Beach, FL 33461-5811		CEO: John Gannotti
Situs Address: 2192 Quail Trl, Lake Worth, FL		Case No: C-2024-11050007
PCN: 00-43-44-29-04-000-0023		Zoned: RS

Violations:

1	<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, Inground Pool has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/07/2024 Status: CCH</p>
3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' Vinyl White Fence/ Gate (Pool Barrier) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/07/2024 Status: CCH</p>

Agenda No.: 093	Complexity Level: -	Status: Removed
Respondent: Hovnanian, Sirwart 90 Matawan Rd, Fl 500, Matawan, NJ 07747-2624		CEO: Caroline Foulke
Situs Address: 7290 Covered Bridge Blvd, Lake Worth, FL		Case No: C-2025-08110020
PCN: 00-42-44-21-05-000-0030		Zoned: RH

Violations:

1	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2023-054914-0000 HVAC has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/13/2025 Status: CCH</p>
2	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2023-000934-000 Electrical has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/13/2025 Status: CCH</p>
3	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1991-030640-0000 Landscape wall has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 08/13/2025 Status: CCH</p>
4	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-1988-008701-0000 Electrical has become inactive or expired.</p>

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

	Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1	Issued: 08/13/2025	Status: CCH
5	Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, M-2023-054914-0000 HVAC .		
	Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11	Issued: 08/13/2025	Status: CCH
6	Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, E-2023-000934-000 Electrical.		
	Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11	Issued: 08/13/2025	Status: CCH
7	Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-1991-030640-0000 Landscape Wall .		
	Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11	Issued: 08/13/2025	Status: CCH
8	Details: The final inspection shall be made after all work required by the building permit is completed. More Specifically, M-1988-008701-0000 Electrical .		
	Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11	Issued: 08/13/2025	Status: CCH

Agenda No.: 094	Complexity Level: -	Status: Removed
Respondent: PATEL SOUTHERN PROPERTIES, LLC		CEO: Dwayne E Johnson
	6501 Congress Ave, Ste 100, Boca Raton, FL 33487	
Situs Address: 8843 Southern Blvd, West Palm Beach, FL		Case No: C-2025-10270017
PCN: 00-42-43-32-11-001-0060		Zoned: MUPD
Violations:	<p>1 Details: An overall unified architectural character and image shall be created by the use of common elements such as consistent forms, colors, materials, and details. Similar, but not identical, architectural treatment between pods within a multi-pod project may be permitted to allow diversity within the project.</p> <p>1) Similar architectural composition and treatment shall be provided on all sides of each building contiguous to or visible from a public street or residential zoning district. [Ord. 2009-040]</p> <p>2) Outparcels and accessory buildings within a project shall be constructed of compatible materials, color, and character as the principal building. More specifically, the outparcel for the MUPD is currently developed with a Dunkin Donuts Type 1 Restaurant with a Drive-through. Building on properties within an MUPD are required to have a unified architectural character and image with each other. Per Art. 5.C.1.H.1.a, General. The Dunkin Donuts on this property recently repainted with colors that violate this Section of the Code.</p> <p>Code: Unified Land Development Code - 5.C.1.H.1.a Issued: 10/29/2025 Status: CLS</p>	
cc: Patel Southern Properties, Llc Patel Southern Properties, Llc		

Agenda No.: 095	Complexity Level: -	Status: Removed
Respondent: HANIMAN, BEVERLY Y		CEO: Ronald Ramos
	1813 Tudor Rd, North Palm Beach, FL 33408-2434	
Situs Address: 1813 Tudor Rd, North Palm Beach, FL		Case No: C-2025-09160003
PCN: 00-43-41-33-03-006-0230		Zoned: RS
Violations:	<p>1 Details: 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.</p> <p>>>>MORE SPECIFICALLY, THERE ARE 2 VEHICLES PARKED IN THE DRIVEWAY WITH AN EXPIRED LICENSE PLATE (NPHQ70)FL. (JANUARY 2025) // (DWBU46)FL. (DECEMBER 2024) ATTACHED TO EACH VEHICLE.</p> <p>CORRECTIONS: Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.1</p>	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

	Issued: 09/19/2025		Status: SIT
2	Details: DETAILS: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.		
	MORE SPECIFICALLY, A WOOD TRELLIS has been erected or installed without a valid building permit.		
	CORRECTION: Obtain required building permits for the WOOD TRELLIS or remove the WOOD TRELLIS.		
	*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: 09/19/2025	Status: SIT	
3	Details: details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.		
	MORE SPECIFICALLY, A 6' WHITE VINYL FENCE or has been erected or installed without a valid building permit.		
	CORRECTION: Obtain required building permits for the 6' WHITE VINYL FENCE remove the 6' WHITE VINYL 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: 09/19/2025	Status: SIT	

Agenda No.: 096	Complexity Level: -	Status: Active																														
Respondent: HANNA, MALKA 3729 Bahama Rd, Palm Beach Gardens, FL 33410-2370		CEO: Ronald Ramos																														
Situs Address: 3729 Bahama Rd, Palm Beach Gardens, FL		Case No: C-2025-09040016																														
PCN: 00-43-41-31-01-007-0020		Zoned: RM																														
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td>Details: DETAILS: Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.</td> <td></td> </tr> <tr> <td></td> <td>>>>MORE SPECIFICALLY, THERE IS A LARGE DEAD STANDING TREE ERECTED NEAR THE NORTHERN PROPERTY LINE.</td> <td></td> </tr> <tr> <td></td> <td>CORRECTIONS: Remove any standing dead trees in close proximity to developed lots or rights-of-way.</td> <td></td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)</td> <td></td> </tr> <tr> <td></td> <td>Issued: 09/10/2025</td> <td>Status: SIT</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td>Details: 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.</td> <td></td> </tr> <tr> <td></td> <td>MORE SPECIFICALLY, PERMIT # (B-2024-039906-0000 = ELECTRIC AWNING) IS INACT</td> <td></td> </tr> <tr> <td></td> <td>CORRECTION: Permit #B-2024-039906-0000 has expired. Obtain a new permit or re-activate permit #B-2024-039906-0000.</td> <td></td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1</td> <td></td> </tr> <tr> <td></td> <td>Issued: 09/10/2025</td> <td>Status: SIT</td> </tr> </table>		1	Details: DETAILS: Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.			>>>MORE SPECIFICALLY, THERE IS A LARGE DEAD STANDING TREE ERECTED NEAR THE NORTHERN PROPERTY LINE.			CORRECTIONS: Remove any standing dead trees in close proximity to developed lots or rights-of-way.			Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)			Issued: 09/10/2025	Status: SIT	2	Details: 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-2024-039906-0000 = ELECTRIC AWNING) IS INACT			CORRECTION: Permit #B-2024-039906-0000 has expired. Obtain a new permit or re-activate permit #B-2024-039906-0000.			Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1			Issued: 09/10/2025	Status: SIT
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MARCH 04, 2026 9:00 AM**

	Issued: 09/26/2025	Status: CCH
3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.	
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
	Issued: 09/26/2025	Status: CCH

Agenda No.: 100	Complexity Level: -	Status: Active
Respondent: Noncent, Rosiana; Noncent, Jean C 3651 William St, Lake Park, FL 33403-1633		CEO: Michelle I Malkin-Daniels
Situs Address: 3651 William St, West Palm Beach, FL 33403		Case No: C-2019-01310034
PCN: 00-43-42-19-02-004-0130		
RE: Request to Rescind Special Magistrate Order dated July 10, 2019 due to: After a comprehensive review of the case history with senior management, the referenced Code Compliance case was closed. This closure does not imply that a violation does not exist; rather, it reflects that there was insufficient information to proceed or that adequate corrective measures have been taken. Regarding the existing chain-link fence, it was installed by the previous owner and had been in place prior to 2002. As such, it would have qualified under the Legacy Fence process. However, the owner removed the chain link fence and applied for, and received approval for, a permitted vinyl fence.		

Agenda No.: 101	Complexity Level: -	Status: Active
Respondent: SUMMERLIN, EDWIN 5976 Elmhurst Rd, West Palm Beach, FL 33417-4318		CEO: Paul Pickett
Situs Address: 5976 Elmhurst Rd, West Palm Beach, FL 33417		Case No: C-2019-08260013
PCN: 00-42-43-26-17-010-0090		
RE: Request to Rescind Special Magistrate Order dated January 15, 2020, and Release of Lien Recorded August 8, 2022, i Official Record Book 32740, Page 1422-1426, due to: Duplicate case (2006-04140038) that addressed the storage container.		

Agenda No.: 102	Complexity Level: 2	Status: Active
Respondent: Jews Of The Circle Inc 7625 Martinique Blvd, Boca Raton, FL 33433		CEO: Adam F Moulton
Situs Address: 7625 Martinique Blvd, Boca Raton, FL		Case No: C-2025-06100023
PCN: 00-42-47-28-07-000-0650		
RE: Request to rescind Special Magistrate Order dated January 14, 2026, to recite to clarify the violation and corrections.		
cc: Jews Of The Circle Inc		

Agenda No.: 103	Complexity Level: 3	Status: Active
Respondent: Jupiter Vacation Rentals 5861 LLC 110 Front St, Ste 300, Jupiter, FL 33477-5095		CEO: Jamie G Illicete
Situs Address: 5861 Roebuck Rd, Jupiter, FL		Case No: C-2023-10300016
PCN: 00-42-40-35-00-000-3150		
RE: Request for hearing to challenge imposition of fine/lien.		
cc: Caldera Law		

Agenda No.: 104	Complexity Level: 1	Status: Active																
Respondent: RORE ASSET 5981 LLC 9633 OLD ST AUGUSTINE Radl, JACKSONVILLE, FL 3		CEO: Jodi A Guthrie																
Situs Address: 5981 Okeechobee Blvd, West Palm Beach, FL		Type: Life Safety																
PCN: 00-42-43-23-00-000-7090		Case No: C-2026-01160075																
		Zoned: CG																
Violations:	<table style="width: 100%;"> <tr> <td style="width: 5%; text-align: center;">3</td> <td>Details: Buildings or portions of buildings, except for routine maintenance or repair, shall not be occupied during construction, repair, or alteration without the approval of the AHJ if required means of egress are impaired or required fire protection systems are out of service.</td> </tr> <tr> <td></td> <td>Code: National Fire Protection Association 1 2021 - 10.3.3</td> </tr> <tr> <td></td> <td>Issued: 02/19/2026</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Details: The AHJ shall have the authority to require standby fire personnel, emergency medical services personnel, or an approved fire watch when potentially hazardous conditions or a reduction in a life safety feature exist due to the type of performance, display, exhibit, occupancy, contest, or activity; an impairment to a fire protection feature; or the number of persons present.</td> </tr> <tr> <td></td> <td>Code: National Fire Protection Association 1 2021 - 1.7.17.1</td> </tr> <tr> <td></td> <td>Issued: 02/19/2026</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CCH</td> </tr> </table>		3	Details: Buildings or portions of buildings, except for routine maintenance or repair, shall not be occupied during construction, repair, or alteration without the approval of the AHJ if required means of egress are impaired or required fire protection systems are out of service.		Code: National Fire Protection Association 1 2021 - 10.3.3		Issued: 02/19/2026		Status: CCH	4	Details: The AHJ shall have the authority to require standby fire personnel, emergency medical services personnel, or an approved fire watch when potentially hazardous conditions or a reduction in a life safety feature exist due to the type of performance, display, exhibit, occupancy, contest, or activity; an impairment to a fire protection feature; or the number of persons present.		Code: National Fire Protection Association 1 2021 - 1.7.17.1		Issued: 02/19/2026		Status: CCH
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