CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Special Magistrate: William Toohey
Contested

Special Magistrate: Richard Gendler
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Complexity Level:** 1 **Status:** Postponed
Respondent: Blas, Angel T; Tavares, Gricelda; Tavares, Karla **CEO:** Maggie Bernal
3542 Lothair Ave, Boynton Beach, FL 33436-3122
Situs Address: 3542 Lothair Ave, Boynton Beach, FL **Case No:** C-2026-01210006
PCN: 00-43-45-19-03-020-0140 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 01/27/2026 **Status:** CCH

2 **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: 01/27/2026 **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/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: 01/27/2026 **Status:** CCH

4 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/27/2026 **Status:** CCH

Agenda No.: 002 **Complexity Level:** 1 **Status:** Postponed
Respondent: DONALD HARRY BAILEY DONALD HARRY BAILEY REVOCABLE LIVING TRUST **CEO:** Maggie Bernal
7461 74th Ct, Lake Worth, FL 33463-7718
Situs Address: 73rd Rd S, FL **Case No:** C-2025-10160004
PCN: 00-42-45-11-00-000-1100 **Zoned:** AR

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties. More specifically,, a Truck.

Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 10/27/2025 **Status:** CCH

3 **Details:** Parking shall be prohibited on all vacant properties. More specifically,, Commercial vehicle.
Code: Unified Land Development Code - 6.D.1.A.1.c
Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/27/2025 **Status:** CCH

4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, Garbage Containers.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/27/2025 **Status:** CCH

cc: Donald Harry Bailey

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: Negron, Daniel **CEO:** Maggie Bernal
7851 S Military Trl, Lake Worth, FL 33463-8140
Situs Address: 7851 S Military Trl, Lake Worth, FL **Case No:** C-2026-02050014
PCN: 00-42-45-12-04-009-0040 **Zoned:** AR

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 02/06/2026 **Status:** CCH

2 **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: 02/06/2026 **Status:** CCH

3 **Details:** Any standing dead trees in close proximity to developed lots or rights-of-way shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (7)
Issued: 02/06/2026 **Status:** CCH

4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/06/2026 **Status:** CCH

5 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
More Specifically: Permit # B2002-033201 (Residential Pool) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 02/06/2026 **Status:** CCH

Agenda No.: 004 **Complexity Level:** 1 **Status:** Active
Respondent: Rivera Mejia, Isabel teresa **CEO:** Maggie Bernal
1510 Crest Dr, Lake Worth Beach, FL 33461-6064
Situs Address: 1510 Crest Dr, Lake Worth, FL **Case No:** C-2026-02110004
PCN: 00-43-44-32-04-009-0100 **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/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: 02/13/2026 **Status:** CCH

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

Issued: 02/13/2026 **Status:** CCH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: SMITH, ANDREA ROYALE **CEO:** Maggie Bernal
3320 Sapphire Rd, Lake Worth, FL 33462-3656
Situs Address: 3320 Sapphire Rd, Lake Worth, FL **Case No:** C-2025-10150010
PCN: 00-43-45-06-02-030-0040 **Zoned:** RS
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 10/15/2025 **Status:** CCH

5 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 10/15/2025 **Status:** CCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: 10225 Investments LLC **CEO:** Steve G Bisch
20283 state road 7, Ste 104, Boca Raton, FL 33498
Situs Address: 10203 Sandalfoot Blvd, Building 1, Boca Raton, FL **Case No:** C-2026-01020015
PCN: 00-41-47-25-01-055-0010 **Zoned:** RM
Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 01/09/2026 **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: 01/09/2026 **Status:** CCH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Oviedo, Rodin Augusto; Angulo, Karla C **CEO:** Steve G Bisch
10241 Sleepy Brook Way, Boca Raton, FL 33428-5770
Situs Address: 10241 Sleepy Brook Way, Boca Raton, FL **Case No:** C-2025-11250028
PCN: 00-41-47-25-06-000-0380 **Zoned:** RS
Violations:

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

Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.b
Unified Land Development Code - 6.D.1.A.3.c
Issued: 12/08/2025 **Status:** CCH

2 **Details:** No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 12/08/2025 **Status:** CCH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: CENTURY VILLAGE (M,I,) LLC **CEO:** Steve G Bisch
814 Ponce De Leon Blvd, Ste 210, Miami, FL 33134-3032
Situs Address: 7 Fanshaw A, Boca Raton, FL **Case No:** C-2025-12020013
PCN: 00-42-47-08-05-001-0070 **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, interior alterations including not limited to replacement of bathtub with walk in shower and converting kitchen wall to half wall without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/31/2025 **Status:** CCH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: Scarbrough, Dolores **CEO:** Steve G Bisch
21928 White Pne, Boca Raton, FL 33428-3058
Situs Address: 21928 White Pne, Boca Raton, FL **Case No:** C-2025-11170027
PCN: 00-42-47-19-09-000-0340 **Zoned:** RS

Violations:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. There are tarps covering the roof structure indicative of water leakage to the interior structure.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 11/26/2025 **Status:** CCH

2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. There is cracked and broken stucco on archway exterior wall and front porch header. The screen room has torn and missing screens.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/26/2025 **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. There are a number of items stored near the front door and there are tarps and sandbags on the roof of this structure
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/26/2025 **Status:** CLS

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Urieta, Jose; Vergara, Esperanza N **CEO:** Steve G Bisch
22911 Sailfish Rd, Boca Raton, FL 33428-5825
Situs Address: 22911 Sailfish Rd, Boca Raton, FL **Case No:** C-2025-12090011
PCN: 00-41-47-25-02-000-1180 **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, Roofed structures have been added on the north and south sides of this dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **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. There are construction materials on site with no active building permits.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/09/2025 **Status:** CCH

3 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/09/2025 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: Autonation Imports of Palm Beach Inc. Corporation Service CO C/O
1201 Hays St, Tallahassee, FL 32301-2525 **CEO:** Brian Burdett
Situs Address: 5700 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2025-05070022
PCN: 00-42-43-26-00-000-3010 **Zoned:** CG

Violations:

1 **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, gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/05/2025 **Status:** SIT

2 **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 Observation: vehicles parking and locked gate obstructing entrance and gate installed not consistent with development order.
Code: Unified Land Development Code - 2.A.11
Issued: 11/05/2025 **Status:** SIT

Agenda No.: 012 **Complexity Level:** 1 **Status:** Removed
Respondent: The Breckenridge Condominium Association Inc.
4455 Military Trl, Ste 200, Jupiter, FL 33458 United States **CEO:** Brian Burdett
Situs Address: Breckenridge Pl, West Palm Beach, FL **Case No:** C-2025-08270027
PCN: **Zoned:** RH

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]
More specifically, commercial vehicle of a dump truck stored in a residential lot.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/02/2025 **Status:** CLS

cc: The Breckenridge Condominium Association Inc.
The Breckenridge Condominium Association Inc./ Southern Estate Holdings, Llc

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Agenda No.: 013 **Complexity Level:** 1 **Status:** Removed
Respondent: YM 26 Flex LLC
100 SE 3RD Ave, Fl 10, Ft.Lauderdale, FL 33394 **CEO:** Brian Burdett
Situs Address: 1550 Latham Rd, 8, West Palm Beach, FL **Case No:** C-2024-11140005
PCN: 00-43-43-29-00-000-3030 **Zoned:** CG

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, asphalting parking area with lines, poles and signage have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/10/2025 **Status:** CLS

cc: Ym 26 Flex Llc

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: BISTLINE, JANE E
11399 Piping Plover Rd, Lake Worth, FL 33449-5823 **CEO:** Richard F Cataldo
Situs Address: 11399 Piping Plover Rd, Lake Worth, FL **Case No:** C-2025-10010010
PCN: 00-41-44-35-01-000-0990 **Zoned:** AR

Violations:

1

Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.

More specifically, the shop and the shed at the north side of the property.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 10/08/2025 **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, the shop at the north side of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/08/2025 **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, the shed at the north side of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/08/2025 **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, the covered riding arena has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/08/2025 **Status:** CCH

5

Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # AP-2022-024598-0000 AG Improvement Process has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 10/08/2025 **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 residential addition on the right side of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/08/2025 **Status:** CCH

7

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the recreational court behind the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/08/2025 **Status:** CCH

8 **Details:** Lots located on Local or Residential Access Streets shall have a maximum of two access connections. [Ord. 2007-013]
Code: Unified Land Development Code - 6.B.3.A.2.a.3.a.3.a
Issued: 10/08/2025 **Status:** CCH

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: DUQUE, ALFONSO **CEO:** Richard F Cataldo
9290 Brandy Ln, Lake Worth, FL 33467-4789
Situs Address: 9290 Brandy Ln, Lake Worth, FL **Case No:** C-2025-12110005
PCN: 00-42-44-30-01-023-0020 **Zoned:** AR
Violations:

1 **Details:** A maximum of one recreational vehicle and any two, or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers, and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 12/11/2025 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle(s) parked on lawn.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 12/11/2025 **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. Including, but not limited to, storm panels, lumber, concrete blocks, shelving, tiles, plywood, ladder, and fire extinguisher.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/11/2025 **Status:** CCH

Agenda No.: 016 **Complexity Level:** - **Status:** Removed
Respondent: FERRARA, FRANK J **CEO:** Richard F Cataldo
9014 Lantern Dr, Lake Worth, FL 33467-4744
Situs Address: 9014 Lantern Dr, Lake Worth, FL **Case No:** C-2025-12040019
PCN: 00-42-44-30-01-007-0060 **Zoned:** AR
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: 12/04/2025 **Status:** CLS

2 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building, a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 12/04/2025 **Status:** CLS

3 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, weatherproofing of exterior walls not maintained and not properly surface coated.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 12/04/2025 **Status:** CLS

4 **Details:** Vehicle(s) 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: 12/04/2025 **Status:** CLS

Agenda No.: 017 **Complexity Level:** - **Status:** Removed
Respondent: HILBERT, LAURA; HILBERT, ROBERT Jr **CEO:** Richard F Cataldo
4616 Bonanza Dr, Lake Worth, FL 33467-4765
Situs Address: 4616 Bonanza Dr, Lake Worth, FL **Case No:** C-2025-12040006
PCN: 00-42-44-30-01-003-0120 **Zoned:** AR
Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 12/04/2025 **Status:** CLS

2 **Details:** Recreational vehicles, boats, sports vehicles, and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height. More specifically, the boat/trailer is not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 12/04/2025 **Status:** CLS

cc: Robert Hilbert Jr And Laura Hilbert

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: JACKSON, SAMUEL Jr; JACKSON, CAROLYN J; JACKSON, SAMUEL III
8526 Pinto Dr, Lake Worth, FL 33467-1132 **CEO:** Richard F Cataldo
Situs Address: 8526 Pinto Dr, Lake Worth, FL **Case No:** C-2025-09220002
PCN: 00-42-44-19-01-016-0120 **Zoned:** AR
Violations:

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wood fence with metal gate has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/03/2025 **Status:** CCH

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the electrical/lighting at the pole barn has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/03/2025 **Status:** CCH

6 **Details:** Lots located on local or residential access streets shall have a maximum of two access connections. [Ord. 2007-013]
Code: Unified Land Development Code - 6.B.3.A.2.a.3.a.3.a
Issued: 10/03/2025 **Status:** CCH

Agenda No.: 019 **Complexity Level:** - **Status:** Removed
Respondent: PHILIP L. MERKLE and TERESA L. MERKLE, AS CO-TRUSTEES OF THE MERKLE FAMILY TRUST U/A/ OCTOBER 16, 2025
9161 Bouquet Rd, Lake Worth, FL 33467-4721 **CEO:** Richard F Cataldo
Situs Address: 9161 Bouquet Rd, Lake Worth, FL **Case No:** C-2025-12110012
PCN: 00-42-44-30-01-023-0080 **Zoned:** AR
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a detached canopy in front of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/11/2025 **Status:** CLS

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a detached canopy at the right side of the residence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/11/2025 **Status:** CLS

Agenda No.: 020 **Complexity Level:** 1 **Status:** Active
Respondent: JUSTER BOYNTON BEACH LLC
1201 Hays St, Tallahassee, FL 32301-2525 **CEO:** Darrin L Emmons
Situs Address: 12425 Hagen Ranch Rd, Building 2, Boynton Beach, FL **Case No:** C-2025-12090023

PCN: 00-42-46-04-04-001-0010 **Zoned:** MUPD

Violations:

1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically but not limited to, banner signs were observed on this commercial property.
Code: Unified Land Development Code - 8.C.1
Issued: 12/10/2025 **Status:** SIT

3 **Details:** Window signs are not to exceed 20 percent coverage of each glass window or glass door to which the sign is attached. More specifically, two businesses were observed to have windows covered with signage exceeding the 20 percent total for each window.
Code: Unified Land Development Code - 8.B.4
Issued: 12/10/2025 **Status:** SIT

5 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. More specifically, this commercial parking lot has areas where there are potholes and pavement crumbling due to tree roots.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 12/10/2025 **Status:** SIT

cc: Juster Boynton Beach Llc

Agenda No.: 021 **Complexity Level:** 1 **Status:** Removed
Respondent: Lay, Diego Pun **CEO:** Darrin L Emmons
5171 Garfield Rd, Delray Beach, FL 33484-4231
Situs Address: 5171 Garfield Rd, Delray Beach, FL **Case No:** C-2025-12050025
PCN: 00-42-46-23-03-000-6751 **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 but not limited to, a large pile of mulch was observed in the front yard of this residential property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/05/2025 **Status:** CLS

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Phillips, Gregory D **CEO:** Darrin L Emmons
5115 Garfield Rd, Delray Beach, FL 33484-4231
Situs Address: 5115 Garfield Rd, Delray Beach, FL **Case No:** C-2025-12190026
PCN: 00-42-46-23-03-000-6700 **Zoned:** RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle parked in front yard needs to be moved.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 12/19/2025 **Status:** SIT

Agenda No.: 023 **Complexity Level:** 1 **Status:** Active
Respondent: ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC. **CEO:** Darrin L Emmons
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431
Situs Address: 17221 Boca Club Blvd, FL **Case No:** C-2026-01050002
PCN: **Zoned:**

Violations:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/08/2026 **Status:** SIT

2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, there are facia boards that appear to be rotting and in disrepair at this residential property.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/08/2026 **Status:** SIT

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 01/08/2026 **Status:** SIT

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: Valbrun, Sabrina G **CEO:** Darrin L Emmons
5165 Cleveland Rd, Delray Beach, FL 33484-4221
Situs Address: 5165 Cleveland Rd, Delray Beach, FL **Case No:** C-2025-11250031
PCN: 00-42-46-23-03-000-7670 **Zoned:** RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle parked on the grass in the front yard of the property.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 11/25/2025 **Status:** SIT

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 11/25/2025 **Status:** SIT

Agenda No.: 025 **Complexity Level:** 1 **Status:** Removed
Respondent: Velasquez, Jose L; Velasquez, Jasmine **CEO:** Darrin L Emmons
15413 Monroe Rd, Delray Beach, FL 33484-4284
Situs Address: 15413 Monroe Rd, Delray Beach, FL **Case No:** C-2025-11040010
PCN: 00-42-46-23-03-000-7490 **Zoned:** RS

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Several vehicles are parked on the grass at this residential property.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 11/05/2025 **Status:** CLS

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, there is a trailer parked on this residential property that is not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 11/05/2025 **Status:** CLS

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/05/2025 **Status:** CLS

Agenda No.: 026 **Complexity Level:** 3 **Status:** Removed
Respondent: Philemond, Grivenot **CEO:** Jose Feliciano
4314 Potomac Ave, West Palm Beach, FL 33406-5709
Situs Address: 4314 Potomac Ave, West Palm Beach, FL **Case No:** C-2025-10060015
PCN: 00-42-44-12-01-000-0150 **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.

Observation: Single family residence being used as a place of worship and assembly which includes the parking of motor vehicles on unimproved surfaces (grass) of property front and rear yard areas that is located in a residential zoning district. Obtain required approval from Zoning to use this residentially zoned single-family dwelling as a place of Worship and assembly.

Code: Unified Land Development Code - 1.A.2
Issued: 10/24/2025 **Status:** CLS

Agenda No.: 027 **Complexity Level: -** **Status:** Active
Respondent: Lopez, George Jr **CEO:** Caroline Foulke
4647 Kelmar Dr, West Palm Beach, FL 33415-4646
Situs Address: 4645 Kelmar Dr, West Palm Beach, FL **Case No:** C-2026-01140012
PCN: 00-42-44-12-00-000-3060 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/14/2026 **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: 01/14/2026 **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: 01/14/2026 **Status:** CCH

5 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/14/2026 **Status:** CCH

Agenda No.: 028 **Complexity Level: -** **Status:** Active
Respondent: S&S Tran Realty Llc **CEO:** Caroline Foulke
7372 Stella Ln, Lake Worth, FL 33463-5608
Situs Address: 3 Akron Rd, Lake Worth, FL **Case No:** C-2025-08120003
PCN: 00-42-44-28-01-000-0681 **Zoned:** RS

Violations:

3 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 08/13/2025 **Status:** CCH

4 **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (d)
Issued: 08/13/2025 **Status:** CCH

5 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 08/13/2025 **Status:** CCH

6 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 08/13/2025 **Status:** CCH

7 **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (d)
Issued: 08/13/2025 **Status:** CCH

8 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 08/13/2025 **Status:** CCH

9 **Details:** All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (h)
Issued: 08/13/2025 **Status:** CCH

10 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 08/13/2025 **Status:** CCH

Agenda No.: 029 **Complexity Level:** 1 **Status:** Removed
Respondent: 6282 SOUTH CONGRESS LLC **CEO:** Kareem B Graham
1319 Lake Erie Dr, Lake Worth, FL 33461
Situs Address: 6282 S Congress Ave, Lake Worth, FL **Case No:** C-2025-11120021
PCN: 00-43-45-06-00-000-1140 **Zoned:** CG

Violations:

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

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

Observation: The storage and operation of multiple (4+) food trucks. Some with roped off seating areas with tables and chairs.
Code: Unified Land Development Code - 1.A.2
Issued: 11/17/2025 **Status:** CLS

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Electric work was done to tie in a new electrical outlet for Food truck operation without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/17/2025 **Status:** CLS

cc: 6282 South Congress Llc

Agenda No.: 030 **Complexity Level:** 1 **Status:** Removed
Respondent: ATLANTIS PLAZA INVESTMENTS INC **CEO:** Kareem B Graham
1180 S Military Trl, West Palm Beach, FL 33415-4724
Situs Address: 6074 S Congress Ave, Lake Worth, FL **Case No:** C-2025-11120020
PCN: 00-43-45-06-00-000-1050 **Zoned:** CG

Violations:

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

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

Observation: Multiple Food trucks being stored and operated on the property without the valid TU permit. Each food truck being operated on the property is a separate violation. Details of the locations of the food trucks is available.

Code: Unified Land Development Code - 1.A.2
Issued: 11/19/2025 **Status:** CLS

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

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

Observation: Multiple Food trucks being stored and operated on the property without the valid TU permit. Each food truck being operated on the property is a separate violation. Details of the locations of the food trucks is available.

Code: Unified Land Development Code - 1.A.2
Issued: 11/19/2025 **Status:** CLS

7 **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: 11/19/2025 **Status:** CLS

8 **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: 11/19/2025 **Status:** CLS

9 **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: 11/19/2025 **Status:** CLS

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

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

Observation: More specifically, there are multiple dumpsters that have been added to the 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 - 1.A.2
Issued: 11/19/2025 **Status:** CLS

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

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

Observation: More specifically, there are multiple dumpsters that have been added to the 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 - 1.A.2
Issued: 11/19/2025 **Status:** CLS

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

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

Observation: More specifically, there are multiple dumpsters that have been added to the 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 - 1.A.2
Issued: 11/19/2025 **Status:** CLS

17 **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, Chain-link fenced storage/box processing areas have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/19/2025 **Status:** CLS

18 **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 # 2020-019664-0000 (Wall Supported Sign) has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 11/19/2025 **Status:** CLS

19 **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 1998-0307.

More specifically, fenced in storage and box processing areas were installed/erected without valid building permits or Zoning Approval.

Code: Unified Land Development Code - 2.A.11

Issued: 11/19/2025 **Status:** CLS

cc: Atlantis Plaza Investments Inc

Agenda No.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: BELLENGER PROPERTIES LLC **CEO:** Kareem B Graham
7901 4th St N, Ste 300, St.Petersburg, FL 33702
Situs Address: 7843 Terrace Rd, Lake Worth, FL **Case No:** C-2026-02020010
PCN: 00-43-45-10-07-000-0850 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6'H Wood Fence with Gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/02/2026 **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, Concrete Driveway with Turnout has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/02/2026 **Status:** CCH

cc: Bellenger Properties Llc

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: KLOSS, EDWARD A; CONGRESS ROAD LANTANA LI **CEO:** Kareem B Graham
6051 N Ocean Dr, Apt 1404, Hollywood, FL 33019-4624
Situs Address: 6016 Old Congress Rd, Lake Worth, FL **Case No:** C-2025-12260008
PCN: 00-43-44-38-00-000-0031 **Zoned:** CG

Violations:

1 **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 12/26/2025 **Status:** CCH

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.
Code: Unified Land Development Code - 7.E.3.B
Issued: 12/26/2025 **Status:** CCH

4 **Details:** Every sign for which a building permit is required shall be plainly marked with the corresponding permit number issued for the sign. The permit number shall be marked on permanent material with a contrasting color in numbers at least one inch in height. Tags shall be displayed on signs or at the base of the structure in a visible location. Tags for freestanding signs must be located on the structure between one and three feet above grade. The absence of the required tag shall be evidence that the sign is in violation of this Article.
Code: Unified Land Development Code - 8.E.2 (A)(B)(C)
Issued: 12/26/2025 **Status:** CCH

5 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, a lighting fixture has been removed and the open wires have been left bare.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 12/26/2025 **Status:** CCH

6 **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-2021-021992-0000 (Sign - Wall Supported) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1

Issued: 12/26/2025 **Status:** CLS

cc: Kloss, Edward A
Kloss, Edward A

Agenda No.: 033 **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:** CLS

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/21/2025 **Status:** CLS

Agenda No.: 034 **Complexity Level:** 1 **Status:** Removed
Respondent: KISSIN, SHMUEL; KISSIN, TEMA **CEO:** Kareem B Graham
19 Avenue De La Mer, Apt 506, Palm Coast, FL 32137-121
Situs Address: 4965 Le Chalet Blvd, Boynton Beach, FL **Case No:** C-2025-11100002
PCN: 00-42-45-13-04-001-0020 **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, all dumpsters must be enclosed.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 11/10/2025 **Status:** CCH

Agenda No.: 035 **Complexity Level:** 1 **Status:** Removed
Respondent: SHERALI, AZAD; SHERALI, SHANILA **CEO:** Kareem B Graham
6825 Torch Key St, Lake Worth, FL 33467-7654
Situs Address: 6825 Torch Key St, Lake Worth, FL **Case No:** C-2025-11030028
PCN: 00-42-45-09-21-000-2000 **Zoned:** RTS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a 6' Vinyl Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/05/2026 **Status:** CLS

Agenda No.: 036 **Complexity Level:** 1 **Status:** Active
Respondent: SILVER DIAMOND 9 LLC **CEO:** Kareem B Graham
525 S Flagler Dr, Ste 100, West Palm Beach, FL 33401
Situs Address: 3829 Ocala Rd, Lake Worth, FL **Case No:** C-2025-12290029
PCN: 00-43-45-06-04-020-0270 **Zoned:** RM

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, a Mini Cooper was seen parked in the front yard. Utilize the Driveway or improve the surface the Mini Cooper is parked on.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/26/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Agenda No.: 037 **Complexity Level:** 1 **Status:** Active
Respondent: THOMPSON, KANDY L; THOMPSON, KARA L; THOMPSON, RALPH R III
7120 Thompson Rd, Boynton Beach, FL 33426-7660 **CEO:** Kareem B Graham
Situs Address: 7120 Thompson Rd, Boynton Beach, FL **Case No:** C-2025-11190015
PCN: 00-43-45-08-00-002-0060 **Zoned:** RS

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 02/10/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 02/10/2026 **Status:** CCH

Agenda No.: 038 **Complexity Level:** 1 **Status:** Active
Respondent: Carter, Curtis M
5 Robin Hood St, Boston, MA 02125-2831 **CEO:** Dennis A Hamburger
Situs Address: 363 Saxony H, Delray Beach, FL **Case No:** C-2025-10310010
PCN: 00-42-46-22-09-008-3630 **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, interior renovations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/04/2025 **Status:** CCH

Agenda No.: 039 **Complexity Level:** 1 **Status:** Active
Respondent: Cherie A Byers; Stephen J Byers; The Byers Family Revocable Trust, Stephen J. Byers and Cherie Anne Byers Co- Trustees dated August 19, 2025
7396 Skyline Dr, Delray Beach, FL 33446-2218 **CEO:** Dennis A Hamburger
Situs Address: 7396 Skyline Dr, Delray Beach, FL **Case No:** C-2025-10230001
PCN: 00-42-46-15-01-001-0030 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood deck has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/23/2025 **Status:** CCH

Agenda No.: 040 **Complexity Level:** 1 **Status:** Active
Respondent: DEJAVU ENTERPRISES LLC
10521 SW 42 St, Miami, FL 33165 **CEO:** Dennis A Hamburger
Situs Address: 5104 Madison Rd, Delray Beach, FL **Case No:** C-2025-11140001
PCN: 00-42-46-23-01-000-1590 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood structure in the back yard has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/17/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a concrete block structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/17/2025 **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 wood fence with gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/17/2025 **Status:** CCH

cc: Dejavu Enterprises Llc

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: Krause, William G; Krause, Thais X **CEO:** Dennis A Hamburger
5115 Ferndale Dr, Delray Beach, FL 33484-1715
Situs Address: 5115 Ferndale Dr, Delray Beach, FL **Case No:** C-2026-01150005
PCN: 00-42-46-11-05-000-0110 **Zoned:** AR
Violations:

1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 01/15/2026 **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: 01/15/2026 **Status:** CCH

Agenda No.: 042 **Complexity Level:** 1 **Status:** Active
Respondent: Stevens, Betsy K **CEO:** Dennis A Hamburger
5053 Sunrise Blvd, Delray Beach, FL 33484-1117
Situs Address: 5053 Sunrise Blvd, Delray Beach, FL **Case No:** C-2025-12020001
PCN: 00-42-46-11-02-000-0740 **Zoned:** AR
Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 12/02/2025 **Status:** CLS

3 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 12/02/2025 **Status:** CCH

Agenda No.: 043 **Complexity Level:** - **Status:** Removed
Respondent: Borg, George; Berku, Sally **CEO:** Jamie G Illicete
39 SUGARBUSH Ct, WOODBRIDGE, ON L4L-2Z2 Cana **Type:** **Life Safety**
Situs Address: 5900 Our Robbies Rd, Jupiter, FL **Case No:** C-2026-03110015
PCN: 00-42-40-26-05-000-0060 **Zoned:** RS

Violations:

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

More specifically, in-ground swimming pool barrier is missing, and the in-ground swimming pool is open and accessible, creating a Life Safety Violation. Supply and maintain a swimming pool barrier in accordance with the Florida Building Code. To comply with the life safety violation, immediately supply a minimum of 4 feet in height temporary orange mesh barrier.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 03/11/2026 **Status:** CLS

cc: Sally Berku, George Borg

Agenda No.: 044 **Complexity Level: -** **Status:** Removed
Respondent: Martin, Cheryl L **CEO:** Paul Kelso
2159 Vero Beach Ln, West Palm Bch, FL 33411-5755
Situs Address: 2914 Croton Ln, West Palm Beach, FL **Case No:** C-2026-01280004
PCN: 00-43-42-17-02-005-0050 **Zoned:** RH

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: 01/30/2026 **Status:** CLS

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/30/2026 **Status:** CLS

Agenda No.: 045 **Complexity Level: -** **Status:** Active
Respondent: Raza, Syed Y; Raza, Jaan Ali **CEO:** Paul Kelso
3063 Grove Rd, Palm Beach Gardens, FL 33410-2439
Situs Address: 3063 Grove Rd, Palm Beach Gardens, FL **Case No:** C-2025-11250019
PCN: 00-43-41-31-02-018-0150 **Zoned:** RM

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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 12/18/2025 **Status:** SIT

2 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 12/18/2025 **Status:** SIT

3 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 12/18/2025 **Status:** SIT

4 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 12/18/2025 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Agenda No.: 046 **Complexity Level: -** **Status:** Removed
Respondent: Reinhold, Mark A; Reinhold, Susan L **CEO:** Paul Kelso
2890 NE 29th St, Ft Lauderdale, FL 33306-1919
Situs Address: 17944 Limestone Creek Rd, Jupiter, FL **Case No:** C-2026-02040011
PCN: 00-42-41-03-01-000-0402 **Zoned:** RH
Violations:

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: 02/04/2026 **Status:** CLS

Agenda No.: 047 **Complexity Level: -** **Status:** Active
Respondent: Perez, Marvin; Perez, Bethany J **CEO:** Ray F Leighton
4580 Collier Rd, Lake Worth, FL 33463-6929
Situs Address: 4580 Collier Rd, Lake Worth, FL **Case No:** C-2025-10290013
PCN: 00-42-44-36-05-000-0040 **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: 10/31/2025 **Status:** SIT

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/31/2025 **Status:** SIT

Agenda No.: 048 **Complexity Level:** 1 **Status:** Removed
Respondent: Beshears, Jennifer H **CEO:** Jill L Lovett
7899 Griswold St, Lake Worth, FL 33462-6107
Situs Address: 7899 Griswold St, Lake Worth, FL **Case No:** C-2025-10280026
PCN: 00-43-45-10-07-000-0410 **Zoned:** RM
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically but not limited to the 2 trailers parked on the driveway and in the front yard.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 10/28/2025 **Status:** CLS

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically but not limited to the 2 trailers parked on the driveway and in the front yard.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/28/2025 **Status:** CLS

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically but not limited to the pick up parked on the grass/dirt in front of the residence and not parked on an improved surface. Any vehicle parked on the grass/dirt at this residence is in violation as well.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 10/28/2025 **Status:** CLS

Agenda No.: 049 **Complexity Level:** 1 **Status:** Removed
Respondent: Cadet, Fernand **CEO:** Jill L Lovett
7926 Griswold St, Lake Worth, FL 33462-6110
Situs Address: 7926 Griswold St, Lake Worth, FL **Case No:** C-2025-10280029
PCN: 00-43-45-10-07-000-0570 **Zoned:** RM
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically but not limited to the white trailer parked on the north side of the front of the property.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/28/2025 **Status:** CLS

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to the debris and items left outside the trailer that is illegally parked in the front yard as well as other miscellaneous items observed in the front yard/property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/28/2025 **Status:** CLS

3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically but not limited to the white trailer parked on the north side of the front of the property.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 10/28/2025 **Status:** CLS

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: Pontus TP Portfolio LLC **CEO:** Jill L Lovett
1200 South Pine Island, Plantation, FL 33324 United States
Situs Address: 3030 N Military Trl, West Palm Beach, FL **Case No:** C-2025-12290003
PCN: 00-42-43-13-01-004-0020 **Zoned:** CG

Violations:

1 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
*Observation: CCO observed several beds and miscellaneous items in the carwash area that people are using to live in.
Code: Unified Land Development Code - 1.A.2
Issued: 01/14/2026 **Status:** CLS

2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically but not limited to the outside of the building has graffiti on it as well as a large amount of trash and debris in the parking lot.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/14/2026 **Status:** CLS

3 **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. More specifically but not limited to one of the trees on the Right Of Way on Community Dr have fallen and needs to be replaced.
Code: Unified Land Development Code - 7.E.3.B
Issued: 01/14/2026 **Status:** SIT

cc: Business Manager
Title Member

Agenda No.: 051 **Complexity Level:** 1 **Status:** Removed
Respondent: Water Wizards of FL LLC **CEO:** Christina G Stodd
2900 N Course Dr, Unit 510, PompanoBeach, FL 33069
Situs Address: Orange Grove Blvd and 121st Terr N **Case No:** C-2026-02120015
PCN: **Zoned:** AR

Violations:

1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.
Code: Unified Land Development Code - 8.C.1
Issued: 02/18/2026 **Status:** CLS

cc: Water Wizards Of Fl Llc

Agenda No.: 052 **Complexity Level:** 1 **Status:** Active
Respondent: Water Wizards of FL LLC **CEO:** Christina G Stodd
2900 N Course Dr, Unit 510, PompanoBeach, FL 33069
Situs Address: Avocado Blvd and 69th Street N **Case No:** C-2026-02120029
PCN: **Zoned:** AR

Violations:

1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.
Code: Unified Land Development Code - 8.C.1
Issued: 02/18/2026 **Status:** CCH

cc: Water Wizards Of Fl Llc

Agenda No.: 053 **Complexity Level:** 1 **Status:** Active
Respondent: BLACK GOLD LLC **CEO:** Nedssa Miranda
525 OKEECHOBEE Blvd, Ste 1200, West Palm BeachPALMBEACH, FL 33401
Situs Address: 6622 Wallis Rd, 1, West Palm Beach, FL **Case No:** C-2026-01200184
PCN: 00-42-43-27-05-005-1700 **Zoned:** RS

Violations:

1 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 01/22/2026 **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, ELECTRICAL FOR 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, ELECTRICAL FOR FENCE. Obtain a Certificate of Completion for ELECTRICAL FOR FENCE permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/22/2026 **Status:** CLS

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE (CHAINLINK AND WOOD) 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, FENCE (CHAINLINK AND WOOD). Obtain a Certificate of Completion for FENCE (CHAINLINK AND WOOD) permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/22/2026 **Status:** SIT

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, PARKING SPACE/WHEELSTOP has been erected or installed without a valid building permit.

Obtain required building permits for the More specifically, PARKING SPACE/WHEELSTOP or remove the More specifically, PARKING SPACE/WHEELSTOP.
Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/22/2026 **Status:** SIT

5 **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 is inconsistent with the approved Development Order. The door has The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 01/22/2026 **Status:** SIT

cc: Black Gold Llc
Black Gold Llc

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: DUKE REALTY LAND LLC **CEO:** Nedssa Miranda
135 N PENNSYLVANIA St, Ste 1610, INDIANAPOLIS, IN
46204 United States
Situs Address: 6684 Wallis Rd, FL **Case No:** C-2026-01200187
PCN: 00-42-43-27-05-005-1760 **Zoned:** IL

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.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/23/2026 **Status:** SIT

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

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

This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that SEVERAL VEHICLES AND COMMERCIAL VEHICLES STORAGE ON THE VACANT LOT.

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 01/23/2026 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

cc: Duke Realty Land Llc
Duke Realty Land Llc

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: FERRONE, LUCA; ESCOBAR, IDIS LEONOR AVELLO **CEO:** Nedssa Miranda
5835 Lime Rd, West Palm Beach, FL 33413-1848 **Type:** **Repeat**
Situs Address: 5835 Lime Rd, West Palm Beach, FL **Case No:** C-2026-03090007
PCN: 00-42-43-35-12-025-0020 **Zoned:** RM

Violations:

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

Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200. After being cited, do not commit the same violations again. Additional enforcement may result from persistent noncompliance.

Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/09/2026 **Status:** SIT

Agenda No.: 056 **Complexity Level:** 1 **Status:** Active
Respondent: KYZAR, DAVID L Jr; KYZAR, KIMBERLY R **CEO:** Nedssa Miranda
5936 NE 63rd St, Silver Spgs, FL 34488-1126
Situs Address: 239 Tall Pines Rd, West Palm Beach, FL **Case No:** C-2026-01200177
PCN: 00-42-43-27-05-005-1730 **Zoned:** AR

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 is inconsistent with the approved Development Order. More specifically, during the inspection it was observed that property operating as an industrial business, several vehicles parked and a few vehicles with business logos

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2
Issued: 02/05/2026 **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, 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, FENCE.

Obtain a Certificate of Completion for FENCE permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 02/05/2026 **Status:** SIT

7 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, DOOR ENTRY INACTIVE PERMIT # B-2014-015766-0000 has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, DOOR ENTRY INACTIVE PERMIT # B-2014-015766-0000.

Obtain a Certificate of Completion for DOOR ENTRY INACTIVE PERMIT # B-2014-015766-00
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 02/05/2026 **Status:** CLS

cc: Kyzar, David L Jr
Kyzar, Kimberly R

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: Abdinson Inc. a.k.a ABDINSON 3, INC. **CEO:** Joanna Mirodias
401 W Boynton Beach Blvd, Boynton Beach, FL 33435
Situs Address: 1033 James Rd, Lake Worth, FL **Case No:** C-2025-11100011
PCN: 00-43-45-09-03-000-0160 **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.

Observation: The residence is currently being used as storage for the adjacent commercial property and has been converted into a walk-in freezer.
Code: Unified Land Development Code - 1.A.2
Issued: 11/21/2025 **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, the driveway located at the rear of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2025 **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, the rear attached patio/roof structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2025 **Status:** CCH

6 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the fire-related damage.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/21/2025 **Status:** CCH

7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the SFD has been converted to a walk-in freezer without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2025 **Status:** CCH

cc: Abdinson Inc. A.K.A Abdinson 3, Inc.

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: Claudio, Cid **CEO:** Joanna Mirodias
1900 Meridian Ave, Apt 405, Miami Beach, FL 33139-1866 **Type:** **Repeat**
Situs Address: 100 Miller Rd, Delray Beach, FL **Case No:** C-2026-03160007
PCN: 00-43-46-04-11-000-0010 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2026 **Status:** SIT

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/19/2026 **Status:** SIT

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/19/2026 **Status:** SIT

4 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 03/19/2026 **Status:** SIT

cc: Claudio, Cid

Agenda No.: 059 **Complexity Level:** 1 **Status:** Active
Respondent: Claudio, Cid **CEO:** Joanna Mirodias
1900 Meridian Ave, Apt 405, Miami Beach, FL 33139-1866 **Type:** **Repeat**
Situs Address: Old Dixie Hwy, FL **Case No:** C-2026-03160008
PCN: 00-43-46-04-17-000-0900 **Zoned:** RM

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/19/2026 **Status:** SIT

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2026 **Status:** SIT

cc: Claudio, Cid

Agenda No.: 060 **Complexity Level:** 1 **Status:** Active
Respondent: Claudio, Cid **CEO:** Joanna Mirodias
1900 Meridian Ave, Apt 405, Miami Beach, FL 33139-1866 **Type:** **Repeat**

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Situs Address: Old Dixie Hwy, FL **Case No:** C-2026-03160009
PCN: 00-43-46-04-17-000-0891 **Zoned:** RM

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/19/2026 **Status:** SIT

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/19/2026 **Status:** SIT

cc: Claudio, Cid

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: BELLINO EQUITIES BOCA LLC **CEO:** Adam F Moulton
4000 Hollywood Blvd, Ste 765S, Hollywood, FL 33021-677
Situs Address: 9060 Kimberly Blvd, Building 1, Boca Raton, FL **Case No:** C-2025-12050007
PCN: 00-42-47-07-14-001-0010 **Zoned:** AR

Violations:

1 **Details:** Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. A frame sign near Lyons Road for Pizza shop observed.

Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. Feather banners for European Market observed in multiple locations.
Code: Unified Land Development Code - 8.C.1
Unified Land Development Code - 8.C.4
Issued: 12/19/2025 **Status:** CLS

2 **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-2021-0387. Site plan violations include but not limited to: clothing donation bins placed in parking lot, dumpsters out of place, shipping container behind building, canopy tent behind gym with storage sheds, outdoor seating that is not on site plan and a trailer is parked behind building.
Code: Unified Land Development Code - 2.A.11
Issued: 12/19/2025 **Status:** SIT

3 **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. Marquee sign display has damage observed.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 12/19/2025 **Status:** SIT

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a canopy tent and storage sheds have has been erected or installed behind Hit 56 without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/19/2025 **Status:** SIT

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. Multiple areas behind businesses.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/19/2025 **Status:** SIT

6 **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-2014-017275-0000 sign has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2014-017275-0000 does not have a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 12/19/2025 **Status:** SIT

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: Da Silva, Amado Reis **CEO:** Adam F Moulton
2062 NW 102nd Ter, Pompano Beach, FL 33071-5858
Situs Address: 8992 SW 7th St, Boca Raton, FL **Case No:** C-2026-01090002
PCN: 00-42-47-29-03-033-0060 **Zoned:** RM
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/09/2026 **Status:** CLS

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/09/2026 **Status:** SIT

cc: Da Silva, Amado Reis

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active
Respondent: SANDALFOOT PLAZA BOCA LLC **CEO:** Adam F Moulton
215 N Federal Hwy, Boca Raton, FL 33432-3994
Situs Address: 9900 SW 65th Way, Boca Raton, FL **Case No:** C-2025-11030016
PCN: 00-42-47-30-34-000-0071 **Zoned:** CG
Violations:

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2019-038342-0000 Parking/Paving has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2019-038342-0000 does not have a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/26/2026 **Status:** SIT

3 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.
Code: Unified Land Development Code - 8.C.1
Issued: 01/26/2026 **Status:** CLS

4 **Details:** Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. A frame sign for Estrella observed on property.

Code: Unified Land Development Code - 8.C.4
Issued: 01/26/2026 **Status:** CLS

5 **Details:** Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached.
Any sign either hung within two feet of a window or attached to a display located within two feet of a window is
considered a window sign.
Code:
Issued: 01/26/2026 **Status:** SIT

Agenda No.: 064 **Complexity Level:** 1 **Status:** Active
Respondent: TRUE NORTH PROPERTY OWNER A LLC **CEO:** Adam F Moulton
1201 Hays, Tallahassee, FL 32301 United States
Situs Address: 22257 SW 57th Ave, Boca Raton, FL **Case No:** C-2026-01260019
PCN: 00-42-47-30-06-025-0720 **Zoned:** RM
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/26/2026 **Status:** SIT

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/26/2026 **Status:** CLS

cc: True North Property Owner A Llc

Agenda No.: 065 **Complexity Level:** 1 **Status:** Active
Respondent: Preferred Financial Group, LLC as Trustee for Trust No. 889723, dated November 24th 2023 **CEO:** Adam F Moulton
7100 W Camino Real, Ste 302-37, Boca Raton, FL 33433-5
Situs Address: 8897 SW 6th St, Boca Raton, FL **Case No:** C-2025-12150022
PCN: 00-42-47-29-03-031-0200 **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.

Observation: property being advertised for rent to multiple non-related individuals in violation of approved use.
Code: Unified Land Development Code - 1.A.2
Issued: 01/06/2026 **Status:** SIT

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 01/06/2026 **Status:** CLS

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/06/2026 **Status:** CLS

4 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit.
"Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 01/06/2026 **Status:** SIT

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: 01/06/2026 **Status:** CLS

Agenda No.: 066 **Complexity Level:** - **Status:** Removed
Respondent: 8195 MOPXY PARADISE LLC **CEO:** Steve R Newell
8301 Wilton Dr, Lake Clarke Shores, FL 33406
Situs Address: 8195 N Military Trl, E, Palm Beach Gardens, FL **Case No:** C-2025-08250032
PCN: 00-42-42-24-07-000-0050 **Zoned:** CG
Violations:

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: I observed that the handicap parking is improperly marked. The parking lot is improperly marked/striped. The dumpster is not in the proper location
Code: Unified Land Development Code - 1.A.2
Issued: 12/04/2025 **Status:** CLS

Agenda No.: 067 **Complexity Level:** 1 **Status:** Active
Respondent: Sontay, Hilario Lopez; Abac Perez, Hilda H **CEO:** Steve R Newell
9241 Bloomfield Dr, Palm Beach Gardens, FL 33410-5933
Situs Address: 9241 Bloomfield Dr, Palm Beach Gardens, FL **Case No:** C-2026-01200113
PCN: 00-42-42-13-01-003-0220 **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: 01/21/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specially a boat
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/21/2026 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, the commercial trailer.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 068 **Complexity Level:** - **Status:** Removed
Respondent: Banfe, David R **CEO:** Steve R Newell
8715 Crater Ter, West Palm Beach, FL 33403-1658
Situs Address: 8715 Crater Ter, West Palm Beach, FL **Case No:** C-2026-02040021
PCN: 00-43-42-19-04-000-0281 **Zoned:** RM
Violations:

1 **Details:** Basketball goals shall have a minimum three foot setback from the rear and side property lines and a minimum 15 foot setback from the front and side street property lines.
Code: Unified Land Development Code - 3.D.1.D.5.a.24)
Issued: 02/04/2026 **Status:** CLS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Agenda No.: 069 **Complexity Level: -** **Status:** Active
Respondent: Lu, Linh; Lu, Minh L **CEO:** Steve R Newell
6199 Adams St, Jupiter, FL 33458-6776
Situs Address: 3811 Van Cott Cir, West Palm Beach, FL **Case No:** C-2026-02120027
PCN: 00-43-42-18-08-000-0262 **Zoned:** RM
Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/19/2026 **Status:** CCH

2 **Details:** Any person placing or maintaining any facility in the Right-of-Way.
"Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 02/19/2026 **Status:** CLS

Agenda No.: 070 **Complexity Level: -** **Status:** Removed
Respondent: Moody, Jennifer L **CEO:** Steve R Newell
12104 Alternate A1a, Unit G-5, Palm Beach Gardens, FL 33410-2355
Situs Address: 12104 Alternate A1A, G5, Palm Beach Gardens, FL **Case No:** C-2026-01300021
PCN: 00-43-41-31-05-007-0050 **Zoned:** RH
Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Specifically, permit # B-2011-011317-0000 (window & door replacement) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 02/03/2026 **Status:** CLS

2 **Details:** The final inspection shall be made after all work required by the building permit is completed. Specifically, B-2011-011317-0000 requires a Fire Final to close out the permit
Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11
Issued: 02/03/2026 **Status:** CLS

3 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. Specifically, B-2011-011317-0000 (window and door replacement).
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 02/03/2026 **Status:** CLS

Agenda No.: 071 **Complexity Level: -** **Status:** Removed
Respondent: Ragsdale, Jason D; Ragsdale, Kathleen **CEO:** Steve R Newell
8699 Satalite Ter, Lake Park, FL 33403-1680
Situs Address: 8699 Satalite Ter, West Palm Beach, FL **Case No:** C-2026-02030027
PCN: 00-43-42-19-04-000-0491 **Zoned:** RM
Violations:

1 **Details:** Basketball goals shall have a minimum three foot setback from the rear and side property lines and a minimum 15 foot setback from the front and side street property lines.
Code: Unified Land Development Code - 3.D.1.D.5.a.24)
Issued: 02/04/2026 **Status:** CLS

Agenda No.: 072 **Complexity Level: -** **Status:** Active
Respondent: Schrader, Michelle M **CEO:** Steve R Newell
3763 Bahama Rd, Palm Beach Gardens, FL 33410-2370
Situs Address: 3763 Bahama Rd, Palm Beach Gardens, FL **Case No:** C-2026-01200102
PCN: 00-43-41-31-01-007-0050 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period. Specifically, the boat parked in the front yard
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: Eric Granitur, Trustee of the ARE E.L. TRUST **CEO:** Debbie N Plaud
20423 State Road 7, 368, Boca Raton, FL 33498-6797
Situs Address: 12225 200th St S, Boca Raton, FL **Case No:** C-2025-10300009
PCN: 00-41-47-10-00-000-1041 **Zoned:** AR

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 11/07/2025 **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: 11/07/2025 **Status:** CCH

3 **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, barn is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/07/2025 **Status:** CCH

4 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

More specifically, barn is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 11/07/2025 **Status:** CCH

Agenda No.: 074 **Complexity Level:** - **Status:** Removed
Respondent: GATTIS, RICHARD W **CEO:** Ronald Ramos
2180 N Willow Dr, Wasilla, AK 99654-4242
Situs Address: 1988 Juno Rd, North Palm Beach, FL **Case No:** C-2026-02060012
PCN: 00-43-42-04-00-000-1041 **Zoned:** RH

Violations:

1 **Details:** 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]

>>>MORE SPECIFICALLY, THERE IS A COMMERCIAL BOX TRUCK PARKED IN THE N/W QUADRANT OF THE SITUS.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 02/10/2026 **Status:** CLS

Agenda No.: 075 **Complexity Level:** - **Status:** Active
Respondent: STAUFFER, RONALD E **CEO:** Ronald Ramos
7525 162nd Ct N, Palm Beach Gardens, FL 33418-7432
Situs Address: 7525 162nd Ct N, Palm Beach Gardens, FL **Case No:** C-2025-12090020
PCN: 00-42-41-09-00-000-8030 **Zoned:** AR

Violations:

1 **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, THERE IS A WOOD FRAME STRUCTURE UNDER CONSTRUCTION (LOCATED IN THE S/E QUADRANT OF THE SITUS) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/14/2026 **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, THERE IS A COMPLETED WOOD FRAME STRUCTURE WITH A PITCHED ROOF AND TARPS ARE LOCATED, HANGING WHERE WALLS WOULD NORMALLY BE LOCATED (LOCATED IN THE S/E QUADRANT OF THE SITUS) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/14/2026 **Status:** SIT

4 **Details:** DETAILS: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback.
2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines.

>>>MORE SPECIFICALLY, THE HEDGE HEIGHT EXCEEDS THE MAXIMUM HEIGHT OF THE CODE.

Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 01/14/2026 **Status:** SIT

Agenda No.: 076 **Complexity Level: -** **Status:** Active
Respondent: TRUONG HOUSE LLC **CEO:** Ronald Ramos
10491 6 MILE CYPRESS Pkwy, Ste 244, FORTMYERS, F
33966
Situs Address: 2609 Richard Rd, West Palm Beach, FL **Case No:** C-2025-10290019
PCN: 00-43-42-17-04-000-0010 **Zoned:** RM

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.

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

>>>MORE SPECIFICALLY, THE INTERIOR AND EXTERIOR OF THE N/W STRUCTURE, HAS BEEN DAMAGED BY FIRE. VIA A LICENSED CONTRACTOR(S), OBTAIN PERMITS TO RESTORE THE STRUCTURE TO ITS ORIGINAL COMPLIANT STATE OR OBTAIN A PERMIT TO DEMOLISH, SAME.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 10/31/2025 **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, WINDOWS AND DOORS (IN THE N/E SHED STRUCTURE) have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH

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

MORE SPECIFICALLY, A WOOD FENCE (LOCATED BETWEEN THE N/E AND S/E STRUCTURES) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CLS

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

MORE SPECIFICALLY, A A/C SYSTEM (LOCATED AT THE N/E STORAGE STRUCTURE) has been erected or installed without a valid building permit.
*THE N/E STORAGE STRUCTURE DOES NOT HAVE PERMITTED ELECTRICAL SERVICE
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **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, ELECTRICAL WIRING (LOCATED IN THE N/E STORAGE STRUCTURE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH

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

>>>More specifically, PLUMBING (N/E STORAGE STRUCTURE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH

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

>>>More specifically, A CARRIER A/C SYSTEM (SERIAL# 2724C33367) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH

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

>>>MORE SPECIFICALLY, INTERIOR RENOVATION (N/E STORAGE STRUCTURE - CONVERTED TO HABITABLE SPACE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/31/2025 **Status:** CCH

cc: Truong House Llc

Agenda No.: 077 **Complexity Level: -** **Status:** Removed
Respondent: 82nd Street N LLC **CEO:** Christina G Stodd
361 E Hillsboro Blvd, Deerfield Beach, FL 33441
Situs Address: 14042 82nd St N, Loxahatchee, FL **Case No:** C-2025-09050009
PCN: 00-41-42-20-00-000-5960 **Zoned:** AR

Violations:

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

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

Please provide a site development permit for the additional fill that was brought onto the property.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 09/12/2025 **Status:** CLS

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

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 09/12/2025 **Status:** CLS

cc: 82nd Street N, Llc

Agenda No.: 078 **Complexity Level:** 1 **Status:** Active
Respondent: Hernandez, Francisco **CEO:** Christina G Stodd
431 S H St, Lake Worth Beach, FL 33460-4436
Situs Address: 79th Ct N, FL **Case No:** C-2025-12290008
PCN: 00-41-42-29-00-000-1170 **Zoned:** AR

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 01/13/2026 **Status:** CLS

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, openly stored vehicles, trailer, vegetative debris, construction debris, and other debris observed on the vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/13/2026 **Status:** REO

Agenda No.: 079 **Complexity Level:** 1 **Status:** Active
Respondent: Horchak, John M **CEO:** Christina G Stodd
16360 77th Ln N, Loxahatchee, FL 33470-3020
Situs Address: 16360 77th Ln N, Loxahatchee, FL **Case No:** C-2025-10080005
PCN: 00-40-42-25-00-000-1640 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shipping container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/23/2025 **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. More specifically but not limited to tires, construction equipment and materials observed openly stored.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/23/2025 **Status:** CCH

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: 10/23/2025 **Status:** CCH

Agenda No.: 080 **Complexity Level:** 1 **Status:** Active
Respondent: My Produce Stand LLC **CEO:** Christina G Stodd
9576 Phipps Ln, Wellington, FL 33414-3402
Situs Address: Seminole Pratt Whitney Rd, Loxhatchee,, FL **Case No:** C-2025-11050019
PCN: 00-40-42-36-00-000-2010 **Zoned:** AR

Violations:

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

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

Please obtain a site development permit for clearing of the lot.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 11/05/2025 **Status:** CCH

2 **Details:** All construction activity regulated by this code shall be performed
in a manner so as not to adversely impact the condition of adjacent property, unless such activity
is permitted to affect said property pursuant to a consent granted by the applicable property owner,
under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface
water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected
sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the
improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development for clearing of the lot.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 11/05/2025 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Agenda No.: 081 **Complexity Level:** 1 **Status:** Active
Respondent: Silva, Mayara F **CEO:** Christina G Stodd
16446 E Aintree Dr, Loxahatchee, FL 33470-4112
Situs Address: 61st St N, FL **Case No:** C-2026-01290014
PCN: 00-41-42-33-00-000-5740 **Zoned:** AR

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.

I observed many piles of bricks and construction debris, trailers, and equipment on a parcel that is classified per zoning as agricultural residential zone and vacant per the Palm Beach County Property Appraisers. There are no zoning approvals for this use on this parcel.

Code: Unified Land Development Code - 1.A.2
Issued: 02/02/2026 **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, storage containers have been erected or installed without a valid building permit. Storage containers will have to be removed because there is no primary structure on the parcel, in example a Single-Family Dwelling. The storage containers will not be able to be permitted.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/02/2026 **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, many wood poles have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/02/2026 **Status:** CCH

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

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

Please obtain a site development permit for the fill brought onto the lot which is observed to create berms.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 02/02/2026 **Status:** CCH

5 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, please obtain a site development permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 02/02/2026 **Status:** CCH

6 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to several piles of bricks and construction debris observed openly stored on the lot and under the electric poles.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/02/2026 **Status:** CCH

7 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 02/02/2026 **Status:** CCH

Agenda No.: 082 **Complexity Level:** 1 **Status:** Active
Respondent: Summers, Adam D; Summers, David W **CEO:** Christina G Stodd
4711 N Dixie Hwy, Boca Raton, FL 33431-5031
Situs Address: 17063 W Alan Black Blvd, FL **Case No:** C-2025-09090012
PCN: 00-40-43-14-00-000-6210 **Zoned:** AR

Violations:

2 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2023-040077-0000 site development permit has become inactive and will require a certificate of completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 09/09/2025 **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. More specifically but not limited to construction debris and materials and a trailer observed openly stored on the vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/09/2025 **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, 3 storage containers have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/09/2025 **Status:** CCH

Agenda No.: 083 **Complexity Level:** 2 **Status:** Removed

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Respondent: Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of 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 1495⁴ 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:** CLS

cc: Strack Raymond Sr Est

Agenda No.: 084 **Complexity Level:** 1 **Status:** Active
Respondent: Water Wizards of FL LLC
2900 N Course Dr, Unit 510, PompanoBeach, FL 33069
CEO: Christina G Stodd

Situs Address: Loxahatchee FL Grapeview and Orange Blvd NW corner
Case No: C-2026-02110021
PCN:
Zoned: AR

Violations:

1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited.

More specifically, remove sign that is inconsistent with the ULDC displaying "Water Wizards / Water Filtration" displaying phone number 561-352-9989, posted on the county Right-of-Way on a pole at the NW intersection at Grapeview and Orange Blvd in Loxahatchee.
Code: Unified Land Development Code - 8.C.1
Issued: 02/23/2026 **Status:** CCH

cc: Water Wizards Of Fl Llc
Water Wizards Of Fl Llc

Agenda No.: 085 **Complexity Level:** - **Status:** Removed
Respondent: Water Wizards of FL LLC
120 Royal Park Dr, 2D, OaklandPark, FL 33309 United Stat
CEO: Christina G Stodd

Situs Address: SE Corner Mandarin and Orange Loxahatchee
Case No: C-2026-02120039
PCN:
Zoned: AR

Violations:

1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, remove sign that is inconsistent with the ULDC displaying "Water Wizards / Water Filtration" displaying phone number 561-352-9989, posted on a pole at the SE intersection of Mandarin and Orange in Loxahatchee.
Code: Unified Land Development Code - 8.C.1
Issued: 02/23/2026 **Status:** CLS

cc: Water Wizards Of Fl Llc
Water Wizards Of Fl Llc

Agenda No.: 086 **Complexity Level:** 1 **Status:** Active
Respondent: Water Wizards of FL LLC
2900 N Course Dr, Unit 510, PompanoBeach, FL 33069
United States
CEO: Christina G Stodd

Situs Address: SE Keylime and Banyan in Loxahatchee
Case No: C-2026-02120042
PCN:
Zoned: AR

Violations:

1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, remove sign that is inconsistent with the ULDC displaying "Water Wizards / Water Filtration" displaying phone number 561-352-9989, posted on a pole at the SE intersection of Keylime and Banyan in Loxahatchee.
Code: Unified Land Development Code - 8.C.1
Issued: 02/23/2026 **Status:** CCH

cc: Water Wizards Of Fl Llc
Water Wizards Of Fl Llc

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Agenda No.: 087 **Complexity Level:** 1 **Status:** Active
Respondent: Water Wizards of FL LLC **CEO:** Christina G Stodd
2900 N Course Dr, Unit 510, PompanoBeach, FL 33069
United States
Situs Address: SE corner at Temple and Banyan sign located on a pole **Case No:** C-2026-02120045
PCN: **Zoned:** AGR
Violations:
1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, remove sign that is inconsistent with the ULDC displaying "Water Wizards / Water Filtration" displaying phone number 561-352-9989, posted on a pole at the SE intersection of Temple and Banyan in Loxahatchee.
Code: Unified Land Development Code - 8.C.1
Issued: 02/23/2026 **Status:** CCH

cc: Water Wizards Of Fl Llc
Water Wizards Of Fl Llc

Agenda No.: 088 **Complexity Level:** 1 **Status:** Active
Respondent: Water Wizards of FL LLC **CEO:** Christina G Stodd
2900 N Course Dr, Unit 510, PompanoBeach, FL 33069
United States
Situs Address: NW corner Temple and Banyan Loxahatchee **Case No:** C-2026-02120046
PCN: **Zoned:** AR
Violations:
1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, remove sign that is inconsistent with the ULDC displaying "Water Wizards / Water Filtration" displaying phone number 561-352-9989, posted on a pole at the NW intersection of Temple and Banyan in Loxahatchee.
Code: Unified Land Development Code - 8.C.1
Issued: 02/23/2026 **Status:** CCH

cc: Water Wizards Of Fl Llc
Water Wizards Of Fl Llc

Agenda No.: 089 **Complexity Level:** 1 **Status:** Active
Respondent: Water Wizards of FL LLC **CEO:** Christina G Stodd
2900 N Course Dr, Unit 510, PompanoBeach, FL 33069
United States
Situs Address: NE corner of Temple and Banyan **Case No:** C-2026-02120047
PCN: **Zoned:** AR
Violations:
1 **Details:** Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, remove sign that is inconsistent with the ULDC displaying "Water Wizards / Water Filtration" displaying phone number 561-352-9989, posted on a pole at the NE intersection of Temple and Banyan in Loxahatchee.
Code: Unified Land Development Code - 8.C.1
Issued: 02/23/2026 **Status:** CCH

cc: Water Wizards Of Fl Llc
Water Wizards Of Fl Llc

Agenda No.: 090 **Complexity Level:** 1 **Status:** Active
Respondent: Brick, Larry E **CEO:** Rl Thomas
17812 67th Ct N, Loxahatchee, FL 33470-3275
Situs Address: 17812 67th Ct N, Loxahatchee, FL **Case No:** C-2025-10270008
PCN: 00-40-42-35-00-000-3730 **Zoned:** AR
Violations:
1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/19/2025 **Status:** CCH

Agenda No.: 091 **Complexity Level:** 1 **Status:** Active
Respondent: Deutsch, Samantha; Deutsch, Brent **CEO:** Rl Thomas
11478 67th Pl N, West Palm Beach, FL 33412-1829

Situs Address: 11478 67th Pl N, West Palm Beach, FL **Case No:** C-2025-11140026
PCN: 00-41-42-35-00-000-2190 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/24/2025 **Status:** CCH

Agenda No.: 092 **Complexity Level:** 1 **Status:** Active
Respondent: Garcia, Craig F; Garcia, Virginia **CEO:** Rl Thomas
17477 75th Pl N, Loxahatchee, FL 33470-2918
Situs Address: 17477 75th Pl N, Loxahatchee, FL **Case No:** C-2025-08260013
PCN: 00-40-42-26-00-000-1990 **Zoned:** AR

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2025 **Status:** CCH

Agenda No.: 093 **Complexity Level:** - **Status:** Removed
Respondent: Victoria, Roberto A; Hutcherson, Hailey **CEO:** Rl Thomas
15287 96th Ln N, West Palm Beach, FL 33412-2508
Situs Address: 15287 96th Ln N, West Palm Beach, FL **Case No:** C-2025-12190002
PCN: 00-41-42-18-00-000-1550 **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, Open storage of disabled vehicles, car parts, automotive equipment and similar items related to a prohibited use.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/23/2025 **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.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 12/23/2025 **Status:** CLS

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.

Observation: Onsite CCO observed storage of vehicles in different stages of disrepair. Search of address on internet and Sunbiz and Facebook shows the property to be used for Vehicle modifications and repair with a Business called Rav Performance. Corporation Documents to the address for R.A.V. Advisors, Inc.
Code: Unified Land Development Code - 1.A.2
Issued: 12/23/2025 **Status:** CLS

Agenda No.: 094 **Complexity Level:** 1 **Status:** Active
Respondent: Torres-Otero, Fernando Manuel; Roman-Lopez, Eyla Annette **CEO:** Rl Thomas

17380 36th Ct N, Loxahatchee, FL 33470-5403

Situs Address: 17380 36th Ct N, Loxahatchee, FL **Case No:** C-2025-11170025
PCN: 00-40-43-14-00-000-2050 **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: 11/19/2025 **Status:** CCH

Agenda No.: 095 **Complexity Level:** 1 **Status:** Active
Respondent: 11890 FLOTILLA PLACE LLC **CEO:** Marcus J Williams
5561 N UNIVERSITY Dr, Ste 102, CORALSPRINGS, FL 33067
Situs Address: 11890 Flotilla Pl, Boca Raton, FL **Case No:** C-2026-01290016
PCN: 00-41-47-36-03-000-4890 **Zoned:** AR

Violations:

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, the vehicle parked in the grass on the property.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/29/2026 **Status:** SIT

cc: 11890 Flotilla Place Llc

Agenda No.: 096 **Complexity Level:** 1 **Status:** Active
Respondent: Lyon, Antionette **CEO:** Marcus J Williams
9563 Richmond Cir, Boca Raton, FL 33434-2314
Situs Address: 9563 Richmond Cir, Boca Raton, FL **Case No:** C-2026-01130018
PCN: 00-42-47-07-09-023-0250 **Zoned:** AR

Violations:

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to the lawn mower, and other items being stored on the exterior of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/14/2026 **Status:** SIT

Agenda No.: 097 **Complexity Level:** 1 **Status:** Active
Respondent: ST. TROPEZ AT BOCA GOLF PROPERTY OWNERS ASSOCIATION, INC. **CEO:** Marcus J Williams
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431
Situs Address: 17263 Boca Club Blvd, FL **Case No:** C-2026-01090025
PCN: **Zoned:**

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofing has been erected or installed without a valid building permit at Apt. 6.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, obtain final inspections and certificate of completion for the required roof repair permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/13/2026 **Status:** CCH

Agenda No.: 098 **Complexity Level:** - **Status:** Removed
Respondent: Rivera Padilla, Martha A; Alonzo, Jenny Viviana **CEO:** Charles Zahn
521 S C St, Lake Worth Beach, FL 33460-4343

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Situs Address: 1531 Drexel Rd, Lot 387, West Palm Beach, FL **Case No:** C-2025-06270003
PCN: **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, mobile home has room addition and carport added erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/12/2025 **Status:** CLS

cc: Alonzo, Jenny V
Rivera Padilla, Martha A

Agenda No.: 099 **Complexity Level: -** **Status:** Active
Respondent: Mendez, Jake; Mendez, Julio **CEO:** Charles Zahn
1919 Bell Ln, West Palm Beach, FL 33406-6510
Situs Address: 3630 Walden Ln, West Palm Beach, FL **Case No:** C-2025-08130005
PCN: 00-43-44-07-17-000-0020 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, aluminum patio has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/13/2025 **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, paver brick driveway west side of parcel has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/13/2025 **Status:** CCH

Agenda No.: 100 **Complexity Level: -** **Status:** Active
Respondent: THE FOUNTAINS OF PALM BEACH COND NO 4 **CEO:** Charles Zahn
9121 N Military Trl, Ste 200, Palm BeachGardens, FL 3341
Situs Address: 4833 Esedra Ct, Bldg 4833, FL **Case No:** C-2026-01220027
PCN: **Zoned:**

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electric panel has been erected or installed without a valid building permit.
The final inspection shall be made after all work required by the building permit is completed. More Specifically, no inspections on file for the electric panel installation .
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, no certificate of completion on file with the building department for the electrical panel installation.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 110.3.11
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 02/09/2026 **Status:** CCH

2 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. Specifically, no permits for electrical installations, no inspections, no certificate of completion.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 02/09/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
MAY 06, 2026 9:00 AM

Agenda No.: 101 **Complexity Level: -** **Status:** Active
Respondent: THE FOUNTAINS OF PALM BEACH COND NO 4 **CEO:** Charles Zahn
9121 N Military Trl, Unit 200, Palm BeachGardens, FL 334
Situs Address: 4822 Esedra Ct, Bldg 4822, FL **Case No:** C-2026-01220028
PCN: **Zoned:**

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical panel 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, no certificate of completion on file for the electrical panel installation.
The final inspection shall be made after all work required by the building permit is completed. More Specifically, no inspections on file for the electric panel installation.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 110.3.11
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 02/09/2026 **Status:** CCH

2 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. Specifically, no permits for electrical installations, no inspections, no certificate of completion, exposed wiring, electric piping not secured.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 02/09/2026 **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, water heater has been erected or installed without a valid building permit.
The final inspection shall be made after all work required by the building permit is completed. More Specifically, no inspections for the installation of the water heater.
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, no certificate of completion is on file for the water heater installation.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 110.3.11
PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 02/09/2026 **Status:** CCH

Agenda No.: 102 **Complexity Level:** 1 **Status:** Active
Respondent: 1115 STALLION LLC **CEO:** John Gannotti
3854 Circle Lake Dr, West Palm Beach, FL 33417-1180 **Type:** **Irreparable**
Situs Address: 4664 Schall Way, West Palm Beach, FL **Case No:** C-2026-03230001
PCN: 00-42-43-24-00-000-7270 **Zoned:** CG

Violations:

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

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

Observation: Unpermitted advertised outdoor event on residential property. CCO FILLS IN: Advertised full bar, alcohol, live entertainment, food trucks, $25.00 table reservations, security, free parking.
Code: Unified Land Development Code - 1.A.2

Issued: 03/23/2026 **Status:** CCH

2 **Details:** Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. More specifically, the amplified music heard outside the property line.
Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 03/23/2026 **Status:** CCH

cc: 1115 Stallion Llc

Agenda No.: 103 **Complexity Level:** - **Status:** Removed
Respondent: PATCHIN, DUANE; PATCHIN, HEIDI **CEO:** Richard F Cataldo
9737 Wood Pine Ct, Lake Worth, FL 33467-2340 **Type:** **Life Safety**
Situs Address: 9737 Wood Pine Ct, Lake Worth, FL **Case No:** C-2026-04020008
PCN: 00-42-44-19-04-000-2210 **Zoned:** RTS
Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 04/06/2026 **Status:** CLS

Agenda No.: 104 **Complexity Level:** 1 **Status:** Active
Respondent: ROBLERO, ELISEO LOPEZ; FRAYSIER, AMBER **CEO:** Richard F Cataldo
8231 Palomino Dr, Lake Worth, FL 33467-1115
Situs Address: 8231 Palomino Dr, Lake Worth, FL **Case No:** C-2025-09300009
PCN: 00-42-44-19-01-019-0060 **Zoned:** AR
Violations:

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the chain link and white PVC fences have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/30/2025 **Status:** CCH

Agenda No.: 105 **Complexity Level:** - **Status:** Removed
Respondent: LAWRENCE, JAPHETH; RODRIGUES, ORIANA A **CEO:** Richard F Cataldo
3381 Lago De Talavera, Lake Worth, FL 33467-1069 **Type:** **Life Safety**
Situs Address: 3306 Fargo Ave, Lake Worth, FL **Case No:** C-2026-04060030
PCN: 00-42-44-19-01-008-0130 **Zoned:** AR
Violations:

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

Issued: 04/08/2026 **Status:** CLS

cc: Japheth Lawrence And Oriana A Rodrigues

Agenda No.: 106 **Complexity Level:** 1 **Status:** Active
Respondent: Arizpe, Seth; Arizpe, Adam **CEO:** Caroline Foulke
4738 Cambridge St, Lake Worth, FL 33463-2216
Situs Address: 4738 Cambridge St, Lake Worth, FL **Case No:** C-2026-01140007
PCN: 00-42-44-24-10-000-1990 **Zoned:** RM
Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 01/14/2026 **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: 01/14/2026 **Status:** CCH

Agenda No.: 107 **Complexity Level:** 1 **Status:** Removed
Respondent: Zakhrabian, Marat **CEO:** Debbie N Plaud
22800 SW 53rd Way, Boca Raton, FL 33433-6256 **Type:** **Repeat**
Situs Address: 22800 SW 53rd Way, Boca Raton, FL **Case No:** C-2026-04170007
PCN: 00-42-47-29-03-036-0040 **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.

The subject property has approval for a Single-Family Dwelling in the RM Zoning District. During a recent inspection, automotive parts were observed on the premises. Additionally, advertisements were identified on the car rental platform "TURO", offering vehicles for rent that are registered to this address.
Code: Unified Land Development Code - 1.A.2
Issued: 04/21/2026 **Status:** CLS

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

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

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