CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM

Special Magistrate: Richard Gendler
Contested

Special Magistrate: Natalie Green-Moore
Non-Contested

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

Agenda No.: 001 **Complexity Level:** - **Status:** Active
Respondent: Brown, Todd **CEO:** Jen L Batchelor
15904 N 112th Dr, Jupiter, FL 33478-6718
Situs Address: 15904 112th Dr N, Jupiter, FL **Case No:** C-2026-02120004
PCN: 00-41-41-14-00-000-1025 **Zoned:** AR

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: 03/09/2026 **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: 03/09/2026 **Status:** CCH

3 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
More specifically, a commercial semi trailer parked on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/09/2026 **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, siding being replaced on the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/09/2026 **Status:** CCH

5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/09/2026 **Status:** CCH

Agenda No.: 002 **Complexity Level:** - **Status:** Active
Respondent: Gabriel, Phillip V; Marshall, Patricia H **CEO:** Jen L Batchelor

15866 113th Trl N, Jupiter, FL 33478-6771

Situs Address: 15866 113th Trl N, Jupiter, FL **Case No:** C-2026-03160014
PCN: 00-41-41-14-00-000-1410 **Zoned:** AR

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, inoperable vehicle in the driveway and various debris on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/16/2026 **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: 03/16/2026 **Status:** CCH

Agenda No.: 003 **Complexity Level: -** **Status:** Active
Respondent: Smith, Deborah E **CEO:** Jen L Batchelor
13721 157th Ct N, Jupiter, FL 33478-8590

Situs Address: 13721 157th Ct N, Jupiter, FL **Case No:** C-2026-02190026
PCN: 00-41-41-16-00-000-3560 **Zoned:** AR

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: 02/19/2026 **Status:** CCH

2 **Details:** Parking shall be prohibited on all vacant properties. More specifically, but not limited to, a derelict van parked on the vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 02/19/2026 **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, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/19/2026 **Status:** CCH

Agenda No.: 004 **Complexity Level: -** **Status:** Active
Respondent: Stephens, Jacob **CEO:** Jen L Batchelor
26895 Aliso Creek Rd, Ste B116, Aliso Viejo, CA 92656-53

Situs Address: Mellen Ln, Jupiter, FL **Case No:** C-2026-03310027
PCN: 00-41-41-03-00-000-6110 **Zoned:** AR

Violations:

1 **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, excavation, land clearing and the site development of the vacant lot.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 04/02/2026 **Status:** CCH

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

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

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 04/02/2026 **Status:** CCH

3 **Details:** Vegetation Removal and Replacement

For the purpose of this Section, the term "vegetation" shall include tree(s), palm(s), and pine(s). Vegetation that is required to be planted on a property per Code requirements or through a Condition(s) of Approval shall not be removed without first applying for and being issued a Vegetation Removal and Replacement Permit. Removal of vegetation without a valid permit shall be considered a violation of the Code or the DO, unless otherwise exempted by the F.S. [Ord. 2019-005] [Ord. 2020-001]

Code: Unified Land Development Code - 7.B.5
Issued: 04/02/2026 **Status:** CCH

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Shirley C Johnson and John E Johnson as Trustees of the Shirley C Johnson Revocable Trust under Agreement dated May 27, 1992.
528 Fallen Leaf Ct, Myrtle Beach, SC 29588-4647
CEO: Maggie Bernal
Situs Address: 4176 88th Ct S, Boynton Beach, FL **Case No:** C-2026-02170022
PCN: 00-42-45-13-01-000-0480 **Zoned:** AR

Violations:

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/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: 02/20/2026 **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: 02/20/2026 **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: Concrete slab has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/20/2026 **Status:** CCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: Bimbineck, Gloria E
4057 Arthurium Ave, Lantana, FL 33462-3431
CEO: Maggie Bernal
Situs Address: 4539 Vespasian Ct, Lake Worth, FL **Case No:** C-2025-09160024
PCN: 00-42-45-01-01-000-0340 **Zoned:** RS

Violations:

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
More specifically, permit #B2023-004950 (window/door replacement impact-residential) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 09/23/2025 **Status:** CCH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
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.: 008 **Complexity Level:** 1 **Status:** Active
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.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: Fernandez, Dunia **CEO:** Maggie Bernal
1215 Canyon Way, Wellington, FL 33414-3141
Situs Address: 775 Chase Rd, West Palm Beach, FL **Case No:** C-2026-01150018
PCN: 00-42-44-02-01-000-0740 **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: 01/29/2026 **Status:** CCH

2 **Details:** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing it in a garbage disposal facility or garbage or rubbish storage container.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (c)
Issued: 01/29/2026 **Status:** CCH

3 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 01/29/2026 **Status:** CCH

4 **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.
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 a Certificate of Completion for any Roof repair or Replacement.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/29/2026 **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: Screen Enclousre has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2026 **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: Prefab Detached Building or remove the Prefab Detached Building has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2026 **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: All Fencing on Property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/29/2026 **Status:** CCH

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: MURAT, DIEUGRAND; MURAT, EDVART **CEO:** Maggie Bernal

7451 Pinedale Dr, Boynton Beach, FL 33436-9427

Situs Address: 7451 Pinedale Dr, Boynton Beach, FL **Case No:** C-2025-08250012
PCN: 00-42-45-12-15-000-2090 **Zoned:** RS

Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Paver Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/02/2025 **Status:** CCH

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: McDermott, Vernal; Est. Unknown Personal Representative Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Vernal McDermott and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (4867 Poseidon Place, Lake Worth FL 33463. PCN#00-42-45-01-09-000-0200)
4867 Poseidon Pl, Lake Worth, FL 33463-7287 **CEO:** Maggie Bernal

Situs Address: 4867 Poseidon Pl, Lake Worth, FL **Case No:** C-2025-12020009
PCN: 00-42-45-01-09-000-0200 **Zoned:** RS

Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/21/2026 **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/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: 01/21/2026 **Status:** CCH

3 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 012 **Complexity Level:** 1 **Status:** Active
Respondent: Follmer, Diane P **CEO:** Steve G Bisch
10810 Winding Creek Way, Boca Raton, FL 33428-5657

Situs Address: 10810 Winding Creek Way, Boca Raton, FL **Case No:** C-2026-02060018
PCN: 00-41-47-25-09-000-2160 **Zoned:** RS

Violations:

1 **Details:** Portable storage containers may be used for the temporary storage of goods for residential uses subject to the following requirements, and shall be exempt from the Zoning Division and Building Permit review:
[Ord. 2017-025] [Ord. 2019-005]
a. A maximum of one container 16 feet in length, eight feet in width, and eight feet in height may be allowed, for no more than two times a year for a maximum of 15 days each time; [Ord. 2017-025]
b. Shall be located on driveways not to overlap easements, sidewalks, or R-O-W.
Storage container has been observed on the northwest corner of this parcel multiple times over the past several weeks. Photographic history started 01/23/2026
Code: Unified Land Development Code - 5.B.1.C.4
Issued: 02/27/2026 **Status:** CCH

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: Marcos Cesar Baptistucci and Mauricio Fernandes Dos Santos **CEO:** Steve G Bisch
241 Normandy F Dr, Delray Beach, FL 33484

Situs Address: 241 Normandy F, Delray Beach, FL **Case No:** C-2025-12190011
PCN: 00-42-46-22-13-006-2410 **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, demolition and framing for ceiling replacement in the kitchen and bath have taken place without the required building permits.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/29/2025 **Status:** CCH

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: Tridico, Denise E **CEO:** Steve G Bisch
10462 S 228th Ln, Boca Raton, FL 33428-5732
Situs Address: 10462 228th Ln S, Boca Raton, FL **Case No:** C-2025-12020030
PCN: 00-41-47-25-11-001-0580 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/03/2025 **Status:** CCH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. There was a gray 4 door saturn parked in front of the dwelling. There was no license tag observed on the vehicle.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 12/03/2025 **Status:** CCH

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: Williams, Volton Michael **CEO:** Steve G Bisch
10616 Cypress Lakes Preserve Dr, Wellington, FL 33449-4611
Situs Address: 55 Saxony B, Delray Beach, FL **Case No:** C-2026-02060026
PCN: 00-42-46-22-09-002-0550 **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, new windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/13/2026 **Status:** CCH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: CLCC PBC Delaware LLC **CEO:** Brian Burdett
601 Heritage Dr, Ste 227, Jupiter, FL 33458-2777
Situs Address: 1300 N Military Trl, West Palm Beach, FL **Case No:** C-2025-10230005
PCN: 00-42-43-25-00-000-5070 **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, More specifically, Pole Sign (Face Change) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2026 **Status:** CCH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: Dorchester F Condominium Association, Inc. **CEO:** Brian Burdett
132 Dorchester F, West Palm Beach, FL 33417 United State
Situs Address: Dorchester F, West Palm Beach, FL **Case No:** C-2026-01080004

PCN: **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, plumbing in common grounds repaired without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/08/2026 **Status:** CCH

cc: Dorchester F Condominium Association, Inc.

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: Polynice Hilaire, Sandra; Saint-Jean, Olicharles **CEO:** Brian Burdett
443 SW Exmore Ave, Port St Lucie, FL 34983-2816
Situs Address: 621 Dogwood Rd, West Palm Beach, FL **Case No:** C-2026-04090016
PCN: 00-42-43-25-09-025-0170 **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. More specifically: Open storage including but not limited to cinderblocks in backyard and inoperative vehicles.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/09/2026 **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: 04/09/2026 **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. More specifically, inoperative vehicles on property.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/09/2026 **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, wood roofed structure attached to camper has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/09/2026 **Status:** CCH

5 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically, occupying/ living in camper trailer.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 04/09/2026 **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, driveway/ walkway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/09/2026 **Status:** CCH

7 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/09/2026 **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, plastic and wood fence/ gate Structure without Permits has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/09/2026 **Status:** CCH

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: Salgado, Ernesto **CEO:** Brian Burdett
277 Via Hermosa, West Palm Beach, FL 33415-2454
Situs Address: 277 Via Hermosa, West Palm Beach, FL **Case No:** C-2026-02180065
PCN: 00-42-44-03-00-000-1122 **Zoned:** RT
Violations:

1 **Details:** The activities of the Home-based Business shall be secondary to the property's use as a residential dwelling and shall be clearly incidental and subordinate to the residential use of the property. As viewed from the street, the use of the residential property shall be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a Home-based Business must conform to the residential character and architectural aesthetics of the neighborhood.
Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically: K. Open storage including but not limited to many pallets of barrel roofing tile.

More specifically: N. Exceeding allowed work vehicles in a residential area at a home-based business
Code: Unified Land Development Code - 4.B.1.E.11.d
Issued: 02/20/2026 **Status:** SIT

4 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height.
Code: Unified Land Development Code - 5.B.1.A.2.b.1)
Issued: 02/20/2026 **Status:** SIT

5 **Details:** a) Access Connections
For the purposes of this Section, an access connection means the point or points at which a proposed development's traffic meets the existing right-of-way system. Access connections shall be subject to the following standards: [Ord. 2007-013]
(3) Number of Access Connections
(a) Local or Residential Access Streets
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
Issued: 02/20/2026 **Status:** SIT

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: GOSS, JERRY L **CEO:** Richard F Cataldo
9016 Brandy Ln, Lake Worth, FL 33467
Situs Address: 9016 Brandy Ln, Lake Worth, FL **Case No:** C-2026-03110008
PCN: 00-42-44-30-01-002-0060 **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: 03/11/2026 **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: 03/11/2026 **Status:** CCH

Agenda No.: 021 **Complexity Level:** - **Status:** Active
Respondent: LUU, TEN THOAI; LY, HOA KIM **CEO:** Richard F Cataldo
8658 White Egret Way, Lake Worth, FL 33467-1730
Situs Address: 9090 Fashion Pl, Lake Worth, FL **Case No:** C-2025-12050016

PCN: 00-42-44-30-01-012-0020 **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: 12/05/2025 **Status:** CCH

2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, dead and bare areas on lawn.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 12/05/2025 **Status:** CCH

cc: Ten Thoai Luu And Hoa Kim Ly

Agenda No.: 022 **Complexity Level: -** **Status:** Active
Respondent: RYAN, EMILY N **CEO:** Richard F Cataldo
11459 Hawk Holw, Wellington, FL 33449-8402
Situs Address: 11459 Hawk Holw, Lake Worth, FL **Case No:** C-2025-12050019
PCN: 00-41-44-35-01-000-0060 **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 covered riding arena has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **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 covered horse walker has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **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 gazebo to the west of the arena has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **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, a shed to the east of the arena has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **Status:** CCH

Agenda No.: 023 **Complexity Level: -** **Status:** Active
Respondent: SAMANIEGO, ZULLEY ANDREA **CEO:** Richard F Cataldo
9199 Banquet Way, Lake Worth, FL 33467-4713
Situs Address: 9199 Banquet Way, Lake Worth, FL **Case No:** C-2025-11240003
PCN: 00-42-44-30-01-017-0100 **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
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 11/24/2025 **Status:** CCH

2 **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: 11/24/2025 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles, and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, the boat/trailer parked in front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 11/24/2025 **Status:** CCH

4 **Details:** Recreational vehicles, boats, sports vehicles, and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 11/24/2025 **Status:** CCH

5 **Details:** It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash, or similar items. Including, but not limited to, PVC pipes and buckets.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/24/2025 **Status:** CCH

6 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., garbage carts and yard waste containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the garbage carts and yard waste containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 11/24/2025 **Status:** CCH

Agenda No.: 024 **Complexity Level:** - **Status:** Active
Respondent: SRP SUB LLC **CEO:** Richard F Cataldo
1201 Hays St, Tallahassee, FL 32301
Situs Address: 11416 49th St N, West Palm Beach, FL **Case No:** C-2026-01270033
PCN: 00-41-43-11-00-000-1440 **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: 01/30/2026 **Status:** CCH

cc: Srp Sub Llc

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: Frisch, Arthur E **CEO:** Darrin L Emmons
5236 Lake Blvd, Delray Beach, FL 33484-4223
Situs Address: 5236 Lake Blvd, Delray Beach, FL **Case No:** C-2026-01290028
PCN: 00-42-46-23-01-000-1920 **Zoned:** RS

Violations:

1 **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 hedges on the side and rear of this RS zoned residential property are well over 10 feet in height.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 01/30/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM

Agenda No.: 026 **Complexity Level:** - **Status:** Active
Respondent: Pierre, Permilien Louis **CEO:** Caroline Foulke
6075 Blue Grass Cir, Lake Worth, FL 33463-6602
Situs Address: 6075 Bluegrass Cir, Lake Worth, FL **Case No:** C-2025-08250027
PCN: 00-42-44-34-21-000-4380 **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, fence has 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.: 027 **Complexity Level:** 1 **Status:** Active
Respondent: L&R INVESTMENTS GROUP LLC **CEO:** John Gannotti
1021 Egremont Dr, West Palm Beach, FL 33406
Situs Address: 1110 Osceola Dr, West Palm Beach, FL **Case No:** C-2026-03310014
PCN: 00-43-43-30-03-023-0010 **Zoned:** RH
Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the exterior walls of both buildings.

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: 04/22/2026 **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. More specifically inoperative vehicles, trash/debris, furniture, vehicle parts etc.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/22/2026 **Status:** CCH

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: 04/22/2026 **Status:** CCH

4 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the stairs and railings in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 04/22/2026 **Status:** CCH

5 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically the boarded windows.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 04/22/2026 **Status:** CCH

cc: L&R Investments Group Llc

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: Miriam Goldman and Devora Kellner, as Trustees of the RL 6-17 TUST, having an address at 934 45th Street, Brooklyn, NY 11219, as Grantee. **CEO:** John Gannotti
38 Ivy Hill Rd, Lakewood, NJ 08701-5772
Situs Address: 6 Waltham A, West Palm Beach, FL **Case No:** C-2026-03260014
PCN: 00-42-43-23-02-001-0060 **Zoned:** RH
Violations:

1 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically any and all affected surfaces and materials as a result of fire damage.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)

Issued: 03/30/2026 **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, the hot water heater (including electrical and plumbing) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/30/2026 **Status:** CCH

cc: Miriam Goldman And Devora Kellner, As Trustees

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: ALFARO, LEONIDAS **CEO:** Kareem B Graham
6684 Country Place Rd, Royal Palm Beach, FL 33411-2640
Situs Address: 4194 Hibiscus Cir, West Palm Beach, FL **Case No:** C-2026-03030012
PCN: 00-42-43-13-01-003-0080 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the interior of the Mobile Home was significantly altered to be separated into two individual units without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/12/2026 **Status:** CCH

2 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, the Mobile Home has been turned into a Duplex and is currently occupied by tenants.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 03/12/2026 **Status:** CCH

3 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 03/12/2026 **Status:** CCH

4 **Details:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. More specifically, the kitchen sink currently drains directly outside.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)
Issued: 03/12/2026 **Status:** CCH

5 **Details:** Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle. Every bathroom shall contain at least one receptacle.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (2)
Issued: 03/12/2026 **Status:** CCH

cc: Tenant / Current Occupant

Agenda No.: 030 **Complexity Level:** 1 **Status:** Active
Respondent: GONZALEZ, DENIS C **CEO:** Kareem B Graham
5980 Lake Osborne Dr, Lake Worth Beach, FL 33461-6173
Situs Address: 5980 Lake Osborne Dr, Lake Worth, FL **Case No:** C-2026-04030015
PCN: 00-43-44-32-05-018-0230 **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 perimeter wall has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/08/2026 **Status:** SIT

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM

Agenda No.: 031 **Complexity Level:** 1 **Status:** Removed
Respondent: JIMENEZ, LUZ E **CEO:** Kareem B Graham
7595 S Military Trl, Lake Worth, FL 33463-7808
Situs Address: 7595 S Military Trl, Lake Worth, FL **Case No:** C-2026-03130005
PCN: 00-42-45-12-01-002-1310 **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.

Observation: Vacant lot is being used as Landscaping Storage.
Code: Unified Land Development Code - 1.A.2
Issued: 03/13/2026 **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 6'H Chain Link fence w/ (2) Gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/13/2026 **Status:** CLS

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: KARLO, KEVIN **CEO:** Kareem B Graham
6535 Paul Mar Dr, Lake Worth, FL 33462-3937
Situs Address: 6535 Paul Mar Dr, Lake Worth, FL **Case No:** C-2025-11130006
PCN: 00-43-45-05-02-000-0130 **Zoned:** RS

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: 01/12/2026 **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: 01/12/2026 **Status:** CCH

Agenda No.: 033 **Complexity Level:** 1 **Status:** Active
Respondent: REAL TOUR ESTATES LLC **CEO:** Kareem B Graham
12273 Boca Reserve Ln, Boca Raton, FL 33428-4622
Situs Address: 931 Miner Rd, Lake Worth, FL **Case No:** C-2026-02200038
PCN: 00-43-45-10-07-000-0990 **Zoned:** CN

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: A Food Truck is being stored/operated at this site without the proper Temporary Use Permit.
Code: Unified Land Development Code - 1.A.2
Issued: 03/23/2026 **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.

More specifically, a Trailer and RV are being stored within the front setback.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/23/2026 **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: 03/23/2026 **Status:** CCH

cc: Real Tour Estates Llc

Agenda No.: 034 **Complexity Level:** 1 **Status:** Removed
Respondent: DEAUVILLE VILLAGE CONDOMINIUM ASSOCIATIO INC.
6111 Broken Sound Pkwy NW, Ste 200, Boca Raton, FL 33487 **CEO:** Dennis A Hamburger
Situs Address: 6575 S Oriole Blvd, Delray Beach, FL **Case No:** C-2026-01210017
PCN: 00-42-46-15-16-001-0000 **Zoned:** RH
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, flood lights have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **Status:** CLS

cc: Deauville Village Condominium Association, Inc.

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: Napoliton, Ruth; Napoliton, Gary
5215 Inwood Dr, Delray Beach, FL 33484-1144 **CEO:** Dennis A Hamburger
Situs Address: 5215 Inwood Dr, Delray Beach, FL **Case No:** C-2026-01300001
PCN: 00-42-46-11-04-000-0290 **Zoned:** AR
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: 01/30/2026 **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: 01/30/2026 **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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/30/2026 **Status:** CCH

4 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/30/2026 **Status:** CCH

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

Agenda No.: 036 **Complexity Level:** 1 **Status:** Postponed
Respondent: Nazaire, Hermile **CEO:** Dennis A Hamburger
4517 Frances Dr, Delray Beach, FL 33445-3254

Situs Address: 4517 Frances Dr, Delray Beach, FL **Case No:** C-2026-03310006
PCN: 00-42-46-13-06-003-0260 **Zoned:** RS

Violations:

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/31/2026 **Status:** CCH

Agenda No.: 037 **Complexity Level:** 1 **Status:** Active
Respondent: Viviano, Salvatore; Viviano, Stacey A **CEO:** Dennis A Hamburger
5029 Sunrise Blvd, Delray Beach, FL 33484-1117
Situs Address: 5029 Sunrise Blvd, Delray Beach, FL **Case No:** C-2026-03050001
PCN: 00-42-46-11-02-000-0150 **Zoned:** AR

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: 03/05/2026 **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: 03/05/2026 **Status:** CCH

3 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 03/05/2026 **Status:** CCH

Agenda No.: 038 **Complexity Level:** 2 **Status:** Active
Respondent: Allen, Richard; Bello-Allen, Anny **CEO:** Jamie G Illicete
17362 133rd Trl N, Jupiter, FL 33478-5223
Situs Address: 17362 133rd Trl N, Jupiter, FL **Case No:** C-2026-01270025
PCN: 00-41-41-04-00-000-5470 **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, agricultural structure, chicken coop/cage on the northside of the property has been installed without obtaining an agricultural permit.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 02/12/2026 **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. More specifically open/outdoor storage of inoperable vehicles, building material, construction debris, pots, buckets, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/12/2026 **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, wood accessory structure on north side of property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 02/12/2026 **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, accessory structure(s)/membrane structure(s) in rear yard has been erected or installed without a valid building permit.

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

Issued: 02/12/2026 **Status:** CCH

5 **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, wood pens/cages housing Guinea Hens install without obtaining Agricultural Permit.

Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C

Issued: 02/12/2026 **Status:** CCH

Agenda No.: 039 **Complexity Level: -** **Status:** Active
Respondent: Grobins, Dorothy Marie **CEO:** Jamie G Illicete
19896 Seabrook Rd, Jupiter, FL 33469-2634
Situs Address: 19896 Seabrook Rd, Jupiter, FL **Case No:** C-2026-03050016
PCN: 00-42-40-25-11-008-1000 **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. More specifically, inoperable/unregistered vehicle improperly parked/stored.

Code: Unified Land Development Code - 6.D.1.A.1.b.1

Issued: 03/05/2026 **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. More specifically, parking vehicle(s) on county right-of-way.

Code: Unified Land Development Code - 6.D.1.A.1.a

Issued: 03/05/2026 **Status:** CCH

Agenda No.: 040 **Complexity Level: -** **Status:** Active
Respondent: Karmas, Paul; Karmas, Elizabeth **CEO:** Jamie G Illicete
18622 Lakeside Gardens Dr, Jupiter, FL 33458-3312 **Type:** **Life Safety**
Situs Address: 3459 Lantern Bay Dr, Jupiter, FL **Case No:** C-2026-04280021
PCN: 00-43-41-07-10-000-0380 **Zoned:** RM

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: 04/29/2026 **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, the pool screen enclosure was removed or demolished without a valid building permit and without being replaced by an approved swimming pool barrier."
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/29/2026 **Status:** CCH

Agenda No.: 041 **Complexity Level:** 3 **Status:** Active
Respondent: O'Neill, Timothy P; O'Neill, Jocelyn P **CEO:** Jamie G Illicete
19824 Hibiscus Dr, Tequesta, FL 33469-2193
Situs Address: 19824 Hibiscus Dr, Jupiter, FL **Case No:** C-2026-04010002
PCN: 00-42-40-25-27-002-0080 **Zoned:** RS

Violations:

1 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae. More specifically, pool water not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 04/02/2026 **Status:** CCH

Agenda No.: 042 **Complexity Level:** - **Status:** Active
Respondent: Pamela A. Bove, Trustee of the Pamela A. Bove Revocable Living Trust, dated October 9, 2014 **CEO:** Jamie G Illicete
; Bove, Christopher M
14171 Little Cypress Cir, Palm Beach Gardens, FL 33410-1
Situs Address: 14171 Little Cypress Cir, Palm Beach Gardens, FL **Case No:** C-2026-04280007
PCN: 00-43-41-20-16-000-0020 **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, open/outdoor storage of appliances, boxes, gas cans, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/28/2026 **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. More specifically, vegetation is overgrown.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 04/28/2026 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, golf cart and jet ski with accompanying trailer are improperly parked.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/28/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM

Agenda No.: 043 **Complexity Level: -** **Status:** Active
Respondent: Brown, Peter E; Brown, Susan T **CEO:** Paul Kelso
15354 70th Trl N, Palm Beach Gardens, FL 33418-1937
Situs Address: 15354 70th Trl N, Palm Beach Gardens, FL **Case No:** C-2025-12100012
PCN: 00-42-41-16-00-000-6070 **Zoned:** AR

Violations:

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: Trailer Container observed on property without a Permit
Code: Unified Land Development Code - 1.A.2
Issued: 12/18/2025 **Status:** CCH

Agenda No.: 044 **Complexity Level: -** **Status:** Active
Respondent: Trent, John S **CEO:** Paul Kelso
PO BOX 2514, Palm Beach, FL 33480-2514
Situs Address: 11859 154th Rd N, Jupiter, FL **Case No:** C-2025-11040018
PCN: 00-41-41-14-00-000-8020 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 12/16/2025 **Status:** CCH

Agenda No.: 045 **Complexity Level: -** **Status:** Active
Respondent: Toyosato, Josue; Toyosato, Linda **CEO:** Ray F Leighton
6504 Barton Creek Cir, Lake Worth, FL 33463-6549
Situs Address: 6504 Barton Creek Cir, Lake Worth, FL **Case No:** C-2025-11030038
PCN: 00-42-45-03-08-000-0740 **Zoned:** RS

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2025-018980-0000 for a fence has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 03/27/2026 **Status:** CCH

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, Permit B#-2025-018980-0000 for a fence needs a certificate of completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 03/27/2026 **Status:** CCH

Agenda No.: 046 **Complexity Level:** 1 **Status:** Active
Respondent: 1115 Stallion LLC **CEO:** Jill L Lovett
2101 Vista Pkwy, Ste 284, West Palm Beach, FL 33411 **Type:** **Irreparable**
Situs Address: 4664 Schall Way, West Palm Beach, FL **Case No:** C-2026-05230001
PCN: 00-42-43-24-00-000-7270 **Zoned:** RM

Violations:

1 **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 amplified music heard outside property lines.
Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 05/26/2026 **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. Observation: Unpermitted advertised outdoor event on residential property. CCO observed numerous cars arriving to the property and loud music coming from the property with an advertisement for a commercial party event at the residence.
Code: Unified Land Development Code - 1.A.2
Issued: 05/26/2026 **Status:** SIT

Agenda No.: 047 **Complexity Level:** 1 **Status:** Postponed
Respondent: Morrison, Anthony D; Morrison, Stephen **CEO:** Jill L Lovett
5483 45th St, West Palm Beach, FL 33407-1672
Situs Address: 5483 45th St, West Palm Beach, FL **Case No:** C-2026-02240018
PCN: 00-42-43-02-01-001-0010 **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. More specifically but not limited to the large amount of debris/items/trash near the garage door and in front of the residence.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/25/2026 **Status:** CCH

Agenda No.: 048 **Complexity Level:** - **Status:** Active
Respondent: Cruz Abrego, Eduardo A; Mazo, Flor Edilma **CEO:** Timothy M Madu
16059 E Mayfair Dr, Loxahatchee, FL 33470-4020
Situs Address: 16059 E Mayfair Dr, Loxahatchee, FL **Case No:** C-2026-02050018
PCN: 00-40-43-24-00-000-1350 **Zoned:** AR
Violations:

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

More specifically, the shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2026 **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, the chicken coop has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2026 **Status:** CCH

Agenda No.: 049 **Complexity Level:** - **Status:** Active
Respondent: Mendez, Julian; Mendez, Stacey **CEO:** Timothy M Madu
16033 E Cheltenham Dr, Loxahatchee, FL 33470-3714
Situs Address: 16033 E Cheltenham Dr, Loxahatchee, FL **Case No:** C-2026-04070001
PCN: 00-40-43-13-00-000-5720 **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]

More specifically, the commercial vehicle parked on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a

Issued: 04/07/2026 **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.

More specifically, the open storage of multiple items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 04/07/2026 **Status:** CCH

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active

Respondent: ALLIED TIRE RECYCLING LLC **CEO:** Nedssa Miranda
909 E Albritton Rd, Avon Park, FL 33825-9245

Situs Address: N Military Trl, FL **Case No:** C-2026-02200033

PCN: 00-42-43-36-08-000-0540 **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.

This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed two RV's, food struck, chairs, table, a large menu ,vehicles, membrane canopy and customers. A restaurant service operation in a 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: 02/26/2026 **Status:** SIT

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 02/26/2026 **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, GRAVEL ON THE RIGHT OF WAY has been erected or installed without a valid building permit.

Obtain required building permits for the GRAVEL ON THE RIGHT OF WAY or remove the GRAVEL ON THE RIGHT OF WAY.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

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

Issued: 02/26/2026 **Status:** SIT

Agenda No.: 051 **Complexity Level:** 1 **Status:** Active

Respondent: LINDQUIST, KAREN **CEO:** Nedssa Miranda
952 Arlington Dr, West Palm Beach, FL 33415-3520

Situs Address: 952 Arlington Dr, West Palm Beach, FL **Case No:** C-2026-03030040

PCN: 00-42-44-02-03-000-0300 **Zoned:** RS

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 03/17/2026 **Status:** SIT

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

Prune and maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and ten feet in the side or rear yard.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 03/17/2026 **Status:** SIT

6 **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.

Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. PERMIT IS REQUIRES TO REPAVE THE DRIVEWAY.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 03/17/2026 **Status:** SIT

Agenda No.: 052 **Complexity Level:** 1 **Status:** Active
Respondent: PACIFICA WEST PALM LLC **CEO:** Nedssa Miranda
155 OFFICE PLAZA Dr, 1 FLOOR, TALLAHASSEE, FL 32301 United States
Situs Address: 1128 Lake Victoria Dr, Apt K Building 42, West Palm Beach, FL **Case No:** C-2026-03090008
PCN: 00-42-43-29-23-042-0110 **Zoned:** RS

Violations:

1 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.

Repair/maintain the windows, doors, and frames in accordance with Section 14-33 (m). More specifically, the bathroom doors.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 03/19/2026 **Status:** CCH

2 **Details:** All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

Repair/maintain exterior doors and hardware in accordance with Section 14-33 (n). More specifically, maintain the closet doors inside the bedrooms.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (n)
Issued: 03/19/2026 **Status:** CCH

cc: Pacifica West Palm Llc

Agenda No.: 053 **Complexity Level:** 1 **Status:** Active
Respondent: PEREZ, MAYDA MARIA **CEO:** Nedssa Miranda
150 Avocado Ave, West Palm Beach, FL 33413-1870
Situs Address: 150 Avocado Ave, West Palm Beach, FL **Case No:** C-2026-01130004
PCN: 00-42-43-35-11-015-0230 **Zoned:** RM

Violations:

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

Obtain required building permits for the FENCE or remove the FENCE.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

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

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

Issued: 01/26/2026 **Status:** SIT

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: PEREZ, OSVALDO SOSA **CEO:** Nedssa Miranda
707 Dixie Ln, West Palm Beach, FL 33415-3623
Situs Address: 707 Dixie Ln, West Palm Beach, FL **Case No:** C-2025-11130020
PCN: 00-42-44-02-01-000-1031 **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, GRAVEL DRIVEWAY has been erected or installed without a valid building permit.

Obtain required building permits for the GRAVEL DRIVEWAY or remove the GRAVEL DRIVEWAY.

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: 11/13/2025 **Status:** SIT

2 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.

Cease allowing the number of recreational vehicles, boats, sports vehicles and/or trailers to exceed the maximum permitted by Code. For questions on vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 6.D.1.A.3

Issued: 11/13/2025 **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.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to tree stump.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 11/13/2025 **Status:** SIT

Agenda No.: 055 **Complexity Level:** 1 **Status:** Active
Respondent: TIEU, THAO **CEO:** Nedssa Miranda
4905 Tropical Garden Dr, Boynton Beach, FL 33436-1431
Situs Address: 4905 Tropical Garden Dr, Boynton Beach, FL **Case No:** C-2026-03030031
PCN: 00-42-45-13-19-000-0590 **Zoned:** PUD

Violations:

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

Obtain a Certificate of Completion for FENCE (PVC) permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 03/17/2026 **Status:** CCH

Agenda No.: 056 **Complexity Level:** 1 **Status:** Active
Respondent: Abouzid, Usama **CEO:** Joanna Mirodias
3930 Chipewyan Dr, Lake Worth, FL 33462-2153
Situs Address: 3930 Chipewyan Dr, Lake Worth, FL **Case No:** C-2026-01060021
PCN: 00-43-45-06-04-017-0180 **Zoned:** RM

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-030815-0000 (Accessory Bldg < 36 Sq Ft Site Built or Prefab) has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # B-2023-030815-0000 (Accessory Bldg < 36 Sq Ft Site Built or Prefab) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/21/2026 **Status:** CCH

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2020-038385-0000 (Addition - Residential) has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # B-2020-038385-0000 (Addition - Residential) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: Gonzalez, Yesenia Rodriguez **CEO:** Joanna Mirodias
5715 Karen Dr, West Palm Beach, FL 33415-3651
Situs Address: 5715 Karen Dr, West Palm Beach, FL **Case No:** C-2026-01120022
PCN: 00-42-44-02-01-000-0890 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/03/2026 **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: 02/03/2026 **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, the asphalt millings have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2026 **Status:** CCH

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: Hilarion, Bernard **CEO:** Joanna Mirodias
7133 Glenwood Dr, Boynton Beach, FL 33436-9404
Situs Address: 7133 Glenwood Dr, Boynton Beach, FL **Case No:** C-2026-03060012
PCN: 00-42-45-12-11-000-0270 **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: 04/07/2026 **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: 04/07/2026 **Status:** CCH

Agenda No.: 059 **Complexity Level:** 1 **Status:** Removed
Respondent: SANTIAGO P. ROSELL AND LINDA D. IVEY, AS TRUSTEES OF THE SANTIAGO P. ROSELL AND LIND D. IVEY FAMILY REVOCABLE TRUST AGREEMENT DATED AUGUST 23, 2012 **CEO:** Joanna Mirodias
101 Via Benevento, New Smyrna Beach, FL 32169-5106
Situs Address: 5115 Brian Blvd, Boynton Beach, FL **Case No:** C-2025-11240013
PCN: 00-42-45-14-10-000-1240 **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, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/16/2025 **Status:** CLS

cc: Santiago P. Rosell And Linda D. Ivey, As Trustees Of The Santiago P. Rosell And Linda D. Ivey Family Revocable Trust Agreement Dated August 23, 2012

Agenda No.: 060 **Complexity Level:** 1 **Status:** Active
Respondent: Senkowicz, Mikylo Roman **CEO:** Joanna Mirodias
6810 19th Dr S, Lake Worth, FL 33462-4010
Situs Address: 6810 19th Dr S, Lake Worth, FL **Case No:** C-2025-12040015
PCN: 00-43-45-04-00-000-7617 **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: 02/03/2026 **Status:** CCH

Agenda No.: 061 **Complexity Level:** 1 **Status:** Active
Respondent: Ziv, Noah; Ely, Nesiah **CEO:** Adam F Moulton
7687 Solimar Cir, Boca Raton, FL 33433-1036
Situs Address: 7687 Solimar Cir, Boca Raton, FL **Case No:** C-2025-11190018
PCN: 00-42-47-21-16-000-0690 **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, garage has had interior and exterior alterations done including added window without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/21/2025 **Status:** SIT

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: LAGO DEL MAR CONDOMINIUM ASSOCIATION, INC **CEO:** Adam F Moulton
301 Yamato, Ste 2199, Boca Raton, FL 33431 United States
Situs Address: Lago Del Mar Dr, Boca Raton, FL **Case No:** C-2026-04030012
PCN: **Zoned:** RS/SE

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, Lago Del Mar entrance sign at Lago Del Mar Drive and Montoya Circle is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/03/2026 **Status:** SIT

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active
Respondent: Peruchi, Fabio A; Peruchi, Patricia G **CEO:** Adam F Moulton
9709 SW 1st Pl, Boca Raton, FL 33428-4340
Situs Address: 9709 SW 1st Pl, Boca Raton, FL **Case No:** C-2026-03160001
PCN: 00-42-47-30-08-016-0170 **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]

More specifically, 3 grooming business vehicles observed parked at residence.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/16/2026 **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, a driveway extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/16/2026 **Status:** SIT

Agenda No.: 064 **Complexity Level:** 1 **Status:** Active
Respondent: Weingarten Nostat Inc; Weingarten Nostat LLC **CEO:** Adam F Moulton
1200 S Pine Island Rd, Plantation, FL 33324 United States
Situs Address: 9082 Glades Rd, Building A, Boca Raton, FL **Case No:** C-2025-10230008
PCN: 00-42-47-18-21-001-0000 **Zoned:** MUPD

Violations:

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2020-011296-0000 HVAC 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, M-2020-011296-0000 HVAC 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: 10/23/2025 **Status:** CCH

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

More specifically, permit # M-2020-000521-0000 HVAC 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, M-2020-000521-0000 HVAC does not have a Certificate of Occupancy.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 10/23/2025 **Status:** CCH

cc: Weingarten Nostat Inc
Weingarten Nostat Llc

Agenda No.: 065 **Complexity Level: -** **Status:** Active
Respondent: RAMIREZ, PEDRO; RAMIREZ, CARMEN M **CEO:** Nick N Navarro
5094 Dalewood Ln, Lake Worth, FL 33467-1843
Situs Address: 5094 Dalewood Ln, Lake Worth, FL **Case No:** C-2026-03300005
PCN: 00-42-44-33-06-000-4390 **Zoned:** RM
Violations:

1 **Details:** All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

>> Bees in the exterior wall. Please properly exterminate structure, a keep it free from insect or vermin infestation.

Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 03/31/2026 **Status:** CCH

Agenda No.: 066 **Complexity Level: -** **Status:** Active
Respondent: Ramos, Adolfo Baldomero **CEO:** Steve R Newell
3773 Roan Ct E, Lake Park, FL 33403-1019
Situs Address: 3832 Van Cott St, West Palm Beach, FL **Case No:** C-2026-02190006
PCN: 00-43-42-18-08-000-0062 **Zoned:** RM
Violations:

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: 02/19/2026 **Status:** CCH

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

Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/19/2026 **Status:** CLS

Agenda No.: 067 **Complexity Level:** 1 **Status:** Active
Respondent: Dragan, Radu; Dragan, Laura **CEO:** Debbie N Plaud
7676 Mansfield Hollow Rd, Delray Beach, FL 33446-3315
Situs Address: 7676 Mansfield Holw, Delray Beach, FL **Case No:** C-2026-02180031
PCN: 00-42-46-09-03-000-0340 **Zoned:** RS

Violations:

1 **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.

More specifically, paint is not allowed in the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 02/27/2026 **Status:** CCH

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: Goff, Renee **CEO:** Debbie N Plaud
397 Indian Hill Dr, Buffalo Grove, IL 60089-1922
Situs Address: 7597 Mansfield Holw, Delray Beach, FL **Case No:** C-2026-02180019
PCN: 00-42-46-09-03-000-2160 **Zoned:** RS

Violations:

1 **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.

More specifically, paint is not allowed in the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 03/26/2026 **Status:** CCH

Agenda No.: 069 **Complexity Level:** 1 **Status:** Active
Respondent: Harvey E. Taub, as Trustee of the Harvey E. Taub Revocable Trust Agreement dated November 1, 2023 ; Lori E. Schachtel and Barry E. Taub, as Co-Successor Trustees of the Revocable Trust Agreement dated November 1, 2023 ; Joan Taub, as Trustee of the Joan Taub Revocable Trust dated May 27, 2024; ; Norman J. Dumroff, Steven A. Dumbroff, and David H. Dumbroff, as Co-Successor Trustees of the Joan Taub Revocable Trust dated May 27, 2024 **CEO:** Debbie N Plaud
7768 Mansfield Hollow Rd, Delray Beach, FL 33446-3374
Situs Address: 7768 Mansfield Holw, Delray Beach, FL **Case No:** C-2026-02180041
PCN: 00-42-46-09-05-000-0570 **Zoned:** RS

Violations:

1 **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.

More specifically, paint is not allowed in the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 03/05/2026 **Status:** CCH

Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: Joseph, Wilzade **CEO:** Debbie N Plaud
22319 SW 65th Ave, Boca Raton, FL 33428-6010
Situs Address: 22319 SW 65th Ave, Boca Raton, FL **Case No:** C-2025-12040031
PCN: 00-42-47-30-04-010-0720 **Zoned:** RM

Violations:

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

More specifically, the wood fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 12/09/2025 **Status:** CCH

Agenda No.: 071 **Complexity Level:** 1 **Status:** Active

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM

Respondent: GERRY PINHASOVICH and RUTH PINHASOVICH, Trustees of the PINHASOVICH Family Trust dated December 20, 2021
55 Shelley Rd, Springfield, NJ 07081-2510
CEO: Debbie N Plaud

Situs Address: 7664 Mansfield Holw, Delray Beach, FL
Case No: C-2026-02180029
PCN: 00-42-46-09-03-000-0310
Zoned: RS

Violations:

1 **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.

More specifically, paint is not allowed in the county right-of-way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 03/27/2026
Status: CCH

Agenda No.: 072
Complexity Level: 1
Status: Active
Respondent: SHORES AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC
2424 N Federal Hwy, Boca Raton, FL 33431 United States
CEO: Debbie N Plaud

Situs Address: Ocean Mist Dr, FL
Case No: C-2025-10140012
PCN: 00-41-47-02-13-002-0010
Zoned: PUD

Violations:

1 **Details:** Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species within landscape and preservation areas.

More specifically, Bischofia trees located within the landscape buffer behind 18648 and 18652 Ocean Mist Dr.
Code: Unified Land Development Code - 7.F.3.A.3
Issued: 10/29/2025
Status: CCH

cc: Shores At Boca Raton Homeowners' Association, Inc

Agenda No.: 073
Complexity Level: -
Status: Active
Respondent: SOUTH FLORIDA RENTALS LLC, SERIES 8, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 2961 PLUMOSA LN LAND TRUST DATED 7 NOVEMBER 2025
6574 N State Road 7, 175, Pompano Beach, FL 33073-3625
CEO: Ronald Ramos

Situs Address: 2961 Plumosa Ln, West Palm Beach, FL
Case No: C-2026-01120037
PCN: 00-43-42-17-02-006-0280
Zoned: RH

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, THE CARPORT STORAGE ROOM HAS BEEN CONVERTED TO HABITABLE SPACE without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/13/2026
Status: CCH

2 **Details:** DETAILS: All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

>>>MORE SPECIFICALLY, THERE A RODENT FECES IN KITCHEN CABINET DRAWERS. Please properly exterminate structure, a keep it free from insect or vermin infestation.
Code: Palm Beach County Property Maintenance Code - Section 14-36
Issued: 01/13/2026
Status: CCH

3 **Details:** DETAILS: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

>>>MORE SPECIFICALLY, THE RAILING OF THE ELEVATED FRONT PORCH AND THE WOOD PORTIONS OF THE CARPORT STRUCTURE HAVE ROTTED WOOD.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (l)
Issued: 01/13/2026
Status: CCH

4 **Details:** DETAILS: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

>>>MORE SPECIFICALLY, THERE ARE FRESH LEAK STAINS ON THE LIVING ROOM AND NORTH BEDROOM CEILING.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/13/2026 **Status:** CCH

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

>>>MORE SPECIFICALLY, THE HALLWAY WALL, BATHROOM WALL (EXPOSING PLUMBING), NORTH BEDROOM CLOSET WALL AND SOUTH BEDROOM WALL, AT THE WINDOW, ARE IN DISREPAIR.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 01/13/2026 **Status:** CCH

6 **Details:** DETAILS: Every window, door and frame shall be kept in sound condition, good repair and weather tight.

>>>MORE SPECIFICALLY, N/E DOOR HAS A BROKEN WINDOW, THE BATHROOM SHOWER WALL AND THE INTERIOR WINDOW FRAME IN THE SOUTH BEDROOM ARE IN DISREPAIR.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 01/13/2026 **Status:** CCH

7 **Details:** DETAILS: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

>>>MORE SPECIFICALLY, THE BATHROOM SINK IS NOT PROPERLY DRAINING.

Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 01/13/2026 **Status:** CCH

8 **Details:** DETAILS: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

>>>MORE SPECIFICALLY, THERE ARE OUTLETS IN THE LIVING ROOM AND THE CARPORT STORAGE ROOM THAT ARE NOT PROPERLY INSTALLED.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 01/13/2026 **Status:** CCH

Agenda No.: 074 **Complexity Level: -** **Status:** Active
Respondent: Chery, Valencia **CEO:** Teresa G Rouse
4109 Success St, West Palm Beach, FL 33406-3913
Situs Address: 4109 Success St, West Palm Beach, FL **Case No:** C-2026-01270010
PCN: 00-42-44-12-13-000-0170 **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. More specifically, but not limited to, an inoperable vehicle parked in the driveway, buckets/bins, boxes, household items, trash bags and similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/27/2026 **Status:** CCH

Agenda No.: 075 **Complexity Level: -** **Status:** Active
Respondent: Cruz Ramos, Andy Ramon **CEO:** Teresa G Rouse
1931 E Chatham Rd, West Palm Beach, FL 33415-6317
Situs Address: 1931 E Chatham Rd, West Palm Beach, FL **Case No:** C-2026-01230033
PCN: 00-42-44-11-06-026-0050 **Zoned:** RM

Violations:

3 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there appears to be a vehicle with an expired registration parked on the driveway.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 01/23/2026 **Status:** CCH

4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the property's fencing is damaged, and in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/23/2026 **Status:** CCH

6 **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.

More specifically, Gravel and/or Rock has been placed in the Right-of-Way without a permit.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 01/23/2026 **Status:** CCH

Agenda No.: 076 **Complexity Level: -** **Status:** Active
Respondent: Richard W. Sippel, Jr. and Barbara M. Sippel as Trustees of the Richard W. Sippel, Jr. and Barbara M. Sippel Revocable Trust u/a/d May 17, 2023
3117 Hoylake Rd, Lake Worth, FL 33467-1202 **CEO:** Teresa G Rouse
Situs Address: 1095 Mango Dr, West Palm Beach, FL **Case No:** C-2026-01060004
PCN: 00-42-44-12-04-000-0390 **Zoned:** RM

Violations:

1 **Details:** Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section. More specifically, provide a working electrical system to the unit.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (1)
Issued: 01/08/2026 **Status:** CCH

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the six-foot privacy fence on the property is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/08/2026 **Status:** CCH

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. More specifically, the roof fascia is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/08/2026 **Status:** CCH

4 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior sliding door and exterior windows are damaged and not properly maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 01/08/2026 **Status:** CCH

5 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically, the interior surfaces of the home are not being maintained in a clean and sanitary condition.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 01/08/2026 **Status:** CCH

cc: Occupant

Agenda No.: 077 **Complexity Level: -** **Status:** Active
Respondent: Rubien, Daniel; Rubien, Esther
4706 Jill Pl, Lot 719, Lake Worth, FL 33463 **CEO:** Teresa G Rouse
Situs Address: 4706 Jill Pl, Lot 719, Lake Worth, FL **Case No:** C-2025-12230001

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, an addition has been erected or installed onto the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/09/2026 **Status:** CCH

Agenda No.: 078 **Complexity Level: -** **Status:** Active
Respondent: St Paul, Wislin; Savari, Chrismene **CEO:** Teresa G Rouse
6025 Westfall Rd, Lake Worth, FL 33463-5824
Situs Address: 6025 Westfall Rd, Lake Worth, FL **Case No:** C-2026-02050025
PCN: 00-42-44-34-21-000-3790 **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. More specifically, there are vehicles parked on the property with expired registration.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/25/2026 **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, a wooden structure has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/25/2026 **Status:** CCH

3 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the roofs fascia has open holes and is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 02/25/2026 **Status:** CCH

4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the wooden fence is damaged, with several missing pickets and is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/25/2026 **Status:** CCH

Agenda No.: 079 **Complexity Level: -** **Status:** Active
Respondent: Alfonso, Gesbel **CEO:** Omar J Sheppard
17042 30th Ln, Loxahatchee, FL 33470-3601
Situs Address: 17042 30th Ln N, Loxahatchee, FL **Case No:** C-2026-03260012
PCN: 00-40-43-14-00-000-6200 **Zoned:** AR

Violations:

1 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 04/02/2026 **Status:** CCH

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: 04/02/2026 **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, an interior fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2026 **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, multiple sheds have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2026 **Status:** CCH

Agenda No.: 080 **Complexity Level:** 1 **Status:** Removed
Respondent: Flores, Alexander A Echeverria **CEO:** Omar J Sheppard
1949 Wisteria St, Wellington, FL 33414-8687
Situs Address: 4017 Cheetham Hill Blvd, Loxahatchee, FL **Case No:** C-2026-01260037
PCN: 00-40-43-11-00-000-6200 **Zoned:**
Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/19/2026 **Status:** CLS

cc: Flores, Alexander A Echeverria

Agenda No.: 081 **Complexity Level:** 1 **Status:** Active
Respondent: 12136 88th LLC **CEO:** Christina G Stodd
12255 Orange Blvd, West Palm Beach, FL 33412-1417
Situs Address: 12136 88th Pl N, West Palm Beach, FL **Case No:** C-2025-12010023
PCN: 00-41-42-22-00-000-1510 **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, 2nd driveway to the east has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/10/2025 **Status:** CCH

2 **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 that was brought onto the property to the east.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 12/10/2025 **Status:** CCH

3 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the fill dirt to the east side of the property requires a site development permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 12/10/2025 **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, large wooden structure on the west side of property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/10/2025 **Status:** CCH

cc: Brown, Jacquest

Agenda No.: 082 **Complexity Level: -** **Status:** Active
Respondent: Asplundh, Barbara L **CEO:** Christina G Stodd
3340 Santa Barbara Dr, Wellington, FL 33414-7268
Situs Address: Buck Ridge Trl, FL **Case No:** C-2026-02110020
PCN: 00-40-43-21-01-000-1240 **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, construction materials observed on the west rear side of the property by the canal and the south rear side.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/18/2026 **Status:** CCH

Agenda No.: 083 **Complexity Level: -** **Status:** Active
Respondent: Lapaix, Ducarmel S; Dumont, Lucienne **CEO:** Christina G Stodd
3922 Loni St, Lake Park, FL 33403-1016
Situs Address: Tangerine Blvd, FL **Case No:** C-2026-02050045
PCN: 00-41-42-31-00-000-1029 **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.

More specifically please obtain a site development for the fill dirt.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 02/09/2026 **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 permit for the fill dirt.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 02/09/2026 **Status:** CCH

3 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 02/09/2026 **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 but not limited to trailers and equipment observed openly stored on the vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/09/2026 **Status:** CCH

Agenda No.: 084 **Complexity Level: -** **Status:** Active
Respondent: The Bank of New York Mellon F/K/A The Bank of New Yo **CEO:** Christina G Stodd
as successor and interest to JP Morgan Chase Bank. N.A.,
as Trustee for Centex Home Equity Loan Trust 2005-D.
8950 Cypress Waters Blvd, Coppell, TX 75019-4620
Situs Address: 14790 87th St N, Loxahatchee, FL **Case No:** C-2025-12180011
PCN: 00-41-42-20-00-000-3620 **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, an addition-residential garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/29/2025 **Status:** CCH

cc: Bank Of New York Mellon Trust

Agenda No.: 085 **Complexity Level: -** **Status:** Removed
Respondent: Khan, Russ **CEO:** Christina G Stodd
10900 Town Cir, Apt 106, Wellington, FL 33414-6530
Situs Address: 17725 Tangerine Blvd, Loxahatchee,, FL **Case No:** C-2025-12170014
PCN: 00-40-42-35-00-000-4060 **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 permit for the Site Development and Fill.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 12/19/2025 **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 the required permit for site development and fill.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 12/19/2025 **Status:** CLS

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

Code: Unified Land Development Code - 7.B.5
Issued: 12/19/2025 **Status:** CLS

Agenda No.: 086 **Complexity Level:** 1 **Status:** Active
Respondent: Mckinney Group LLC **CEO:** Christina G Stodd
3412 A Rd, Loxahatchee, FL 33470-3892
Situs Address: 12965 72nd Ct N, West Palm Beach, FL **Case No:** C-2026-01280027
PCN: 00-41-42-27-00-000-7550 **Zoned:** AR

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-054360-0000 Single Family Dwelling has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 01/29/2026 **Status:** CCH

2 **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. more specifically, # B-2021-054360-0000 Single Family Dwelling requires a Certificate of Occupancy.

Code: PBC Amendments to FBC 8th Edition (2023) - 111.1

Issued: 01/29/2026 **Status:** CCH

3 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Please trim the overgrown vegetation on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 01/29/2026 **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 but not limited to trash and various construction debris observed openly stored on the vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/29/2026 **Status:** CCH

cc: Mckinney Group Llc

Agenda No.: 087 **Complexity Level: -** **Status:** Active
Respondent: Crisscross Concrete Cutting & Drilling INC. **CEO:** Rl Thomas
270 NW 193rd St, Miami, FL 33169-3534
Situs Address: 82nd, FL **Case No:** C-2026-04090023
PCN: 00-40-42-23-00-000-7550 **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: 04/09/2026 **Status:** CCH

cc: Crisscross Concrete Cutting & Drilling Inc.

Agenda No.: 088 **Complexity Level: -** **Status:** Active
Respondent: Dixon, Rayfield Jr; Dixon, Angela R **CEO:** Rl Thomas
17379 31st Rd N, Loxahatchee, FL 33470-3683
Situs Address: 17379 31st Rd N, Loxahatchee, FL **Case No:** C-2026-04100001
PCN: 00-40-43-14-00-000-5810 **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: 04/14/2026 **Status:** CCH

Agenda No.: 089 **Complexity Level: -** **Status:** Active
Respondent: Ferris, Thomas J; Ferris, Allison M **CEO:** Rl Thomas
9125 Perth Rd, Lake Worth, FL 33467-6120
Situs Address: 9125 Perth Rd, Lake Worth, FL **Case No:** C-2025-12090021
PCN: 00-42-45-06-02-000-0070 **Zoned:** RE
Violations:

1 **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.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 12/23/2025 **Status:** CCH

Agenda No.: 090 **Complexity Level: -** **Status:** Active
Respondent: Mcleod, Strephen R **CEO:** Rl Thomas
16797 66th Ct N, Loxahatchee, FL 33470-3363
Situs Address: 16797 66th Ct N, Loxahatchee, FL **Case No:** C-2025-12020016
PCN: 00-40-42-36-00-000-3880 **Zoned:** AR

Violations:

1
Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the Garage has been converted to livable space with mechanical, electrical, and structural elements installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **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, Electrical Service installed on Chickee Hut has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **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, a Water Heater has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **Status:** CCH

4
Details: Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees F. (43 degrees C.). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
Code: Palm Beach County Property Maintenance Code - Section 14-44 (d) (4)
Issued: 01/28/2026 **Status:** CCH

5
Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a Shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **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, interior renovations of shed converting to livable space with electricity, and plumbing for a bathroom (toilet/shower) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **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, a Shed has been erected or installed on the driveway without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **Status:** CCH

8
Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 01/28/2026 **Status:** CCH

9
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: 01/28/2026 **Status:** CCH

cc: Mcleod, Douglas

Agenda No.: 091 **Complexity Level: -** **Status:** Active
Respondent: Perigor, Jayen C **CEO:** Rl Thomas
17272 66th Ct N, Loxahatchee, FL 33470-3233
Situs Address: 17272 66th Ct N, Loxahatchee, FL **Case No:** C-2026-02190017
PCN: 00-40-42-35-00-000-2020 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/19/2026 **Status:** CCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 02/19/2026 **Status:** CCH

Agenda No.: 092 **Complexity Level: -** **Status:** Active
Respondent: Vonerick Capital Partners LLC **CEO:** Rl Thomas
14797 Cumberland Dr, 204, Delray Beach, FL 33446-1311
Situs Address: 15517 79th Ct N, Loxahatchee, FL **Case No:** C-2026-03230014
PCN: 00-41-42-30-00-000-3240 **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, vegetative debris.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/08/2026 **Status:** CCH

cc: Vonerick Capital Partners Llc

Agenda No.: 093 **Complexity Level:** 1 **Status:** Active
Respondent: Mashiah, Sharona **CEO:** Marcus J Williams
10980 Bal Harbor Dr, Boca Raton, FL 33498-4547
Situs Address: 9596 Richmond Cir, Boca Raton, FL **Case No:** C-2026-01120038
PCN: 00-42-47-07-09-021-0090 **Zoned:** AR
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, the trailer currently parked in the front yard of the property.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/14/2026 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles cannot be parked on the grass at the property.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 01/14/2026 **Status:** CCH

4 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, the recreational vehicle parked in the front yard of the property.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/14/2026 **Status:** CCH

Agenda No.: 094 **Complexity Level:** 1 **Status:** Active
Respondent: 1115 STALLION LLC **CEO:** Jill L Lovett
2101 Vista Pkwy, Ste 284, West Palm Beach, FL 33411 **Type:** **Irreparable**
Situs Address: 4664 Schall Way, West Palm Beach, FL **Case No:** C-2026-05300001
PCN: 00-42-43-24-00-000-7270 **Zoned:** RM

Violations:

1 **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 but not limited to the amplified noise/music coming from the residence off the property.
Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 06/01/2026 **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. CCO observed numerous cars arriving to the property and loud music coming from the property with an advertisement for a commercial party event at the residence.
Code: Unified Land Development Code - 1.A.2
Issued: 06/01/2026 **Status:** SIT

cc: Commissioners

Agenda No.: 095 **Complexity Level:** 1 **Status:** Active
Respondent: Boratko, Bert R **CEO:** Adam F Moulton
9737 SW 2nd St, Boca Raton, FL 33428-4353 **Type:** **Repeat**
Situs Address: 9737 SW 2nd St, Boca Raton, FL **Case No:** C-2026-05120007
PCN: 00-42-47-30-08-017-0460 **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: 05/12/2026 **Status:** SIT

Agenda No.: 096 **Complexity Level:** 2 **Status:** Active
Respondent: Bar, Adam **CEO:** Christina G Stodd
13743 Persimmon Blvd, West Palm Beach, FL 33411-8150
Situs Address: 13743 Persimmon Blvd, West Palm Beach, FL **Case No:** C-2025-10030019
PCN: 00-41-43-04-00-000-7560 **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 the fill dirt.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/08/2025 **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 permit for the fill dirt.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 10/08/2025 **Status:** CCH

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. Please repair the roof which appears to be damaged and a hole observed on the west side.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
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, a storage container to the east 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

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, storage container to the west 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

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, several wood and wire animal enclosures to the east 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

7 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to construction debris observed openly stored on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/08/2025 **Status:** CCH

Agenda No.: 097 **Complexity Level:** 1 **Status:** Active
Respondent: Bar, Adam **CEO:** Christina G Stodd
13743 Persimmon Blvd, West Palm Beach, FL 33411-8150
Situs Address: 13743 Persimmon Blvd, West Palm Beach, FL **Case No:** C-2026-03180010

PCN: 00-41-43-04-00-000-7560 **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, chain link fencing and gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2026 **Status:** CCH

2 **Details:** Fences or walls in any zoning district, shall not be electrified or contain any substance such as broken glass, spikes, nails, barbed wire, razors, or any other dangerous material designed to inflict
discomfort, pain, or injury to a person or animal, except as allowed below.

More specifically, barbed wire fencing is prohibited.
Code: Unified Land Development Code - 5.B.1.A.2.b.5.eDangerousMaterials
Issued: 03/18/2026 **Status:** CCH

Agenda No.: 098 **Complexity Level:** 1 **Status:** Active
Respondent: Neira, Andres **CEO:** Joanna Mirodias
9228 Pinion Dr, Lake Worth, FL 33467-1067
Situs Address: 9228 Pinion Dr, Lake Worth, FL **Case No:** C-2024-05150030
PCN: 00-42-44-19-01-004-0070
RE: Request for hearing to challenge imposition of fine.

Agenda No.: 099 **Complexity Level:** 1 **Status:** Active
Respondent: Neira, Andres **CEO:** Joanna Mirodias
9228 Pinion Dr, Lake Worth, FL 33467-1067
Situs Address: 9228 Pinion Dr, Lake Worth, FL **Case No:** C-2023-07200027
PCN: 00-42-44-19-01-004-0070
RE: Request for hearing to challenge imposition of fine.

Agenda No.: 100 **Complexity Level:** - **Status:** Active
Respondent: The Fountains of Palm Beach Condominium, Inc **CEO:** Jose Feliciano
2090 Palm Beach Lakes Blvd, Ste 502, West Palm Beach, F
33409
Situs Address: 4154 Tivoli Ct, Lake Worth, FL **Case No:** C-2025-09250023
PCN: 00-42-44-27-13-000-
RE: Request to Rescind Special Magistrate Order dated February 4, 2026, due to: Wrong association cited.
cc: Grs Community Mangement

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. "