CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 2026 9:00 AM

Special Magistrate: Renee Clark
Contested

Special Magistrate: William Toohey
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: Cuneo, Christopher G; Cuneo, Cynthia M **CEO:** Jen L Batchelor
16543 134th Ter N, Jupiter, FL 33478-6069
Situs Address: 16543 134th Ter N, Jupiter, FL **Case No:** C-2026-04230011
PCN: 00-41-41-09-00-000-1840 **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, but not limited to, a box truck being parked on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/04/2026 **Status:** CCH

Agenda No.: 002 **Complexity Level: -** **Status:** Active
Respondent: Richter, Monique R **CEO:** Jen L Batchelor
116 Coco Ln, Jupiter, FL 33458-7705
Situs Address: 17190 Jupiter Farms Rd, Jupiter, FL **Case No:** C-2025-10290018
PCN: 00-42-41-06-00-000-7010 **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.

Observation: The property has an agricultural equestrian classification in the AR Zoning district and there are multiple agricultural structures on the property without permits. More specifically but not limited to all interior and exterior fencing and gates, pole barns, a wooden round pen, a stall barn, manure bins and roofed animal shelters all pertaining to the agricultural use on the property.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/18/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a concrete manure bin has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **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, all interior and exterior fencing and gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **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, two storage containers have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **Status:** CCH

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a large round pen has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **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, roofed wooden animal shelters have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **Status:** CCH

7 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a large stall barn to the southeast of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **Status:** CCH

cc: Richter, Monique R

Agenda No.: 003 **Complexity Level: -** **Status:** Active
Respondent: Richter, Monique R **CEO:** Jen L Batchelor
116 Coco Ln, Jupiter, FL 33458-7705
Situs Address: Jupiter Farms Rd, Jupiter, FL **Case No:** C-2025-12020032
PCN: 00-42-41-06-00-000-7270 **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, large pole barn structure for events has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 12/18/2025 **Status:** CCH

2 **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.
Observation: The property has an agricultural equestrian classification in the AR Zoning district and there are multiple agricultural structures on the property without permits. More specifically, but not limited to, all interior and exterior fencing and gates and any equestrian related shelters on the property.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/18/2025 **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, all interior and exterior fencing and gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **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 pergola has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **Status:** CCH

cc: Richter, Monique R

Agenda No.: 004 **Complexity Level:** - **Status:** Active
Respondent: Roth, Austyn T **CEO:** Jen L Batchelor
130 Water Pointe Pl, Unit 7, Jupiter, FL 33477-5887
Situs Address: 14489 Wild Lime Cir, Jupiter, FL **Case No:** C-2026-05260035
PCN: 00-41-41-17-10-000-0140 **Zoned:** PIPD

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, land clearing and site development of the parcel without proper permits.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 06/08/2026 **Status:** SIT

2 **Details:** Site Plan/Subdivision Plan Approval Required: All pods shown on a Master Plan shall receive approval of a Final Site Plan or a Final Subdivision Plan
pursuant to Art. 2.C, Administrative Processes. [Ord. 2020-020]. More specifically, site development of the property without a Site Plan.

Code: Unified Land Development Code - 3.E.1.A.4.
Issued: 06/08/2026 **Status:** SIT

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

On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. More specifically, land clearing and site development of the property without proper permits.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 06/08/2026 **Status:** SIT

Agenda No.: 005 **Complexity Level: -** **Status:** Active
Respondent: Shoemaker, Walter **CEO:** Jen L Batchelor
9756 159th Ct N, Jupiter, FL 33478-9347
Situs Address: 9756 159th Ct N, Jupiter, FL **Case No:** C-2026-02100026
PCN: 00-42-41-18-00-000-3180 **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, loads of fill dirt brought in and site development to fill in pond on the property.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 02/17/2026 **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: 02/17/2026 **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 storage container to the west of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/17/2026 **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.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 02/17/2026 **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, an addition/alteration to the rear of the home has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/17/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/17/2026 **Status:** CCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: CAPISTARA HOMEOWNERS ASSOCIATION INC **CEO:** Maggie Bernal
400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432
Situs Address: 7843 Patriot St, Lake Worth, FL **Case No:** C-2025-08080005
PCN: 00-42-45-12-29-002-0000 **Zoned:** AR

Violations:

1 **Details:** Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.
Code: Unified Land Development Code - 7.F.3.A.1
Issued: 08/25/2025 **Status:** CCH

2 **Details:** Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species within landscape and preservation areas.
Code: Unified Land Development Code - 7.F.3.A.3
Issued: 08/25/2025 **Status:** CCH

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: The current conditions on the site do not align with the final site plan approval (Control # 2003-00045, Resolutions # R-2008-2260).
Code: Unified Land Development Code - 1.A.2
Issued: 08/25/2025 **Status:** CCH

cc: Capistara Homeowners Association Inc
Capistara Homeowners Association Inc

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Drabik, Natasha M **CEO:** Maggie Bernal
3313 Sapphire Rd, Lake Worth, FL 33462-3655
Situs Address: 3313 Sapphire Rd, Lake Worth, FL **Case No:** C-2026-07100018
PCN: 00-43-45-06-02-029-0150 **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: 07/10/2026 **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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 07/10/2026 **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: 07/10/2026 **Status:** CCH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: Da Silveira, Samuel F **CEO:** Steve G Bisch
10516 Plainview Cir, Boca Raton, FL 33498-6359
Situs Address: 10516 Plainview Cir, Boca Raton, FL **Case No:** C-2026-02260017
PCN: 00-41-47-01-24-000-0490 **Zoned:** RTS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, _a pergola structure with multiple electronic components inside the fence on the east side of the pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2026 **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 concrete fire pit type structure has been erected or installed in the rear of this parcel apparently extending into HOA property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2026 **Status:** CCH

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 # B-2021-019733-0000 Fence - Pool Barrier... History has become inactive or expired.

Failed inspection correction notes from 09/24/2021:
CORR: 1) New fence and existing fences not per plan and appear to be outside of property lines. Revise plans AND/ OR relocate fences to within property. Special purpose survey may be required to confirm location of fence(s). Easement consent forms may be required also. 2) Pool alarms not in place for openings leading to pool per Pool Barrier Affidavit form. FBCA 107 & 110 2020 FBC, R4501
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 03/24/2026 **Status:** CCH

4 **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-2021-019733-0000 Fence - Pool Barrier - In Yard is inactive.

Failed inspection correction notes from 09/24/2021:
CORR: 1) New fence and existing fences not per plan and appear to be outside of property lines. Revise plans AND/ OR relocate fences to within property. Special purpose survey may be required to confirm location of fence(s). Easement consent forms may be required also. 2) Pool alarms not in place for openings leading to pool per Pool Barrier Affidavit form. FBCA 107 & 110 2020 FBC, R4501
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 03/24/2026 **Status:** CCH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: LAKES AT BOCA RATON HOMEOWNERS ASSN INC **CEO:** Steve G Bisch
1300 N Federal Hwy, Ste 205, Boca Raton, FL 33432
Situs Address: Plainview Cir, Boca Raton, FL **Case No:** C-2026-03180027
PCN: 00-41-47-01-24-045-0000 **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, fencing has been erected or installed extending from 10516 Plainview, Parcel number 00414701240000490 without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2026 **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 concrete fire pit has been erected or installed at or near 10516 Plainview, Parcel number 00414701240000490 without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2026 **Status:** CCH

cc: Lakes At Boca Raton Homeowner'S Association, Inc.

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Marku, Atli; Marku, Silvana **CEO:** Steve G Bisch
23279 Barwood Ln N, Apt 305, Boca Raton, FL 33428-674
Situs Address: 23279 Barwood Ln, Unit 305 Building 2, Boca Raton, FL **Case No:** C-2026-01280019
PCN: 00-42-47-31-05-002-3050 **Zoned:** RH

Violations:

1 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically the shower in the master bath is in disrepair, tile and a portion of subwall have been removed.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 02/05/2026 **Status:** CCH

Agenda No.: 011 **Complexity Level:** 1 **Status:** Active
Respondent: Mitroff, Alexander; Mitroff, Olena **CEO:** Steve G Bisch
21432 Crestfalls Ct, Boca Raton, FL 33428-4849
Situs Address: 21432 Crestfalls Ct, Boca Raton, FL **Case No:** C-2026-04270003
PCN: 00-41-47-22-16-000-0340 **Zoned:** RT

Violations:

1 **Details:** Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property. More specifically there is a floodlight camera under the eaves on the east side of the dwelling. The lights appear to shine on the home to the east
Code: Unified Land Development Code - 5.E.4.E.2.c.1
Issued: 05/01/2026 **Status:** CCH

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. There are hedges in the front yard that appear to be in excess of the required four feet in height.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 05/01/2026 **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, Camera with floodlights has been erected or installed under the eaves on the east side of the dwelling without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/01/2026 **Status:** CCH

Agenda No.: 012 **Complexity Level:** 1 **Status:** Active
Respondent: Morris, Noah A; Morris, Adina R **CEO:** Steve G Bisch

21084 Black Maple Ln, Boca Raton, FL 33428-1707

Situs Address: 21084 Black Maple Ln, Boca Raton, FL **Case No:** C-2026-03180018
PCN: 00-42-47-19-05-000-0160 **Zoned:** RS

Violations:

4 **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

Permitted pool barrier was a screen room. Screen room is no longer there. There is a screen enclosure around the pool but it does not appear it was permitted as pool barrier.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 03/20/2026 **Status:** CCH

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: Pearlman, Alan L **CEO:** Steve G Bisch
212 Fanshaw F, Boca Raton, FL 33434-3087

Situs Address: 212 Fanshaw F, Boca Raton, FL **Case No:** C-2026-04070013
PCN: 00-42-47-08-05-006-2120 **Zoned:** AR

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 sheetrock has been removed from interior walls in the kitchen and bathroom, including sheetrock around the bathtub.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 05/01/2026 **Status:** CCH

2 **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. Specifically, the interior of this unit has a large amount of trash and waste material throughout the living area.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 05/01/2026 **Status:** CCH

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: Golden Lakes Homeowners Association, Inc. **CEO:** Brian Burdett
4000 Hollywood Blvd, Ste 265-S, Hollywood, FL 33021

Situs Address: 1500 Golden Lakes Blvd, Ste A, West Palm Beach, FL **Case No:** C-2025-09120003
PCN: **Zoned:**

Violations:

1 **Details:** Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property. More specifically, street lighting directed toward and intruding on neighboring properties.
Code: Unified Land Development Code - 5.E.4.E.2.c.1
Issued: 09/17/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, exterior street lighting and lighting poles in Golden Lakes village Condominium Association "F", throughout H.O.A. has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2025 **Status:** CCH

cc: Golden Lakes Homeowners Association, Inc./ Anzen Group, Llc

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CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 2026 9:00 AM

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: Pacifica West Palm LLC **CEO:** Brian Burdett
155 Office Plaza Dr, Fl 1st, Tallahassee, FL 32301
Situs Address: 1068 N Benoist Farms Rd, Unit 110 Building 14, West Palm Beach, FL **Case No:** C-2026-04280025
PCN: 00-42-43-29-21-014-1100 **Zoned:** RS

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, kitchen cabinet damaged and in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 06/03/2026 **Status:** CCH

2 **Details:** Every stair, ramp, balcony, porch, deck or other walking surface shall be maintained structurally sound and be capable of supporting the imposed loads. More specifically, floor in disrepair in need of replacement.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (f)
Issued: 06/03/2026 **Status:** CCH

3 **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, loose leaking toilet.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 06/03/2026 **Status:** CCH

cc: Pacifica West Palm Llc

Agenda No.: 016 **Complexity Level:** - **Status:** Active
Respondent: HENDERSON, COLTON J **CEO:** Richard F Cataldo
9091 Brandy Ln, Lake Worth, FL 33467-4725
Situs Address: 9091 Brandy Ln, Lake Worth, FL **Case No:** C-2026-06110005
PCN: 00-42-44-30-01-001-0110 **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, trailers parked in the front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/11/2026 **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. More specifically, trailers not parked in the side or rear yard and screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/11/2026 **Status:** CCH

Agenda No.: 017 **Complexity Level:** - **Status:** Active
Respondent: LOPEZ, VICENTE **CEO:** Richard F Cataldo
4599 Bonanza Rd, Lake Worth, FL 33467-4766
Situs Address: 4599 Bonanza Dr, Lake Worth, FL **Case No:** C-2026-06110010
PCN: 00-42-44-30-01-022-0060 **Zoned:** AR

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/11/2026 **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, dead and bare areas on the lawn.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 06/11/2026 **Status:** CCH

Agenda No.: 018 **Complexity Level:** - **Status:** Active
Respondent: PLACE OF HOPE INC **CEO:** Richard F Cataldo
801 US Highway 1, North Palm Beach, FL 33408
Situs Address: 7890 Pioneer Rd, West Palm Beach, FL **Case No:** C-2026-05200001
PCN: 00-42-43-27-05-012-0242 **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 driveways have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/20/2026 **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 chain link fence/gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/20/2026 **Status:** CCH

cc: Place Of Hope Inc

Agenda No.: 019 **Complexity Level: -** **Status:** Active
Respondent: ST LAURENT, WIDMARC **CEO:** Richard F Cataldo
9014 Honeywell Rd, Lake Worth, FL 33467-4738
Situs Address: 9014 Honeywell Rd, Lake Worth, FL **Case No:** C-2026-06300032
PCN: 00-42-44-30-01-008-0060 **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, a trailer parked in the front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/30/2026 **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. More specifically, a trailer not parked in the side or rear yard and screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/30/2026 **Status:** CCH

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/30/2026 **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. Including, but not limited to, pressure washer, gas cans, furniture, car seats.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/30/2026 **Status:** CCH

Agenda No.: 020 **Complexity Level: -** **Status:** Active
Respondent: RICHARD ANTHONY MAJDOWSKI and JOAN DANIELLE MAJDOWSKI, Co-Trustees of the RICHARD AND JOAN MAJDOWSKI REVOCABLE TRUST **CEO:** Richard F Cataldo
9072 Bouquet Rd, Lake Worth, FL 33467-4720
Situs Address: 9072 Bouquet Rd, Lake Worth, FL **Case No:** C-2026-05280023
PCN: 00-42-44-30-01-003-0030 **Zoned:** AR

Violations:

1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle(s) not parked on driveway.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/28/2026 **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.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 05/28/2026 **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. More specifically, vehicles with flat tire using concrete block.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/28/2026 **Status:** CCH

4 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking, or pavement. More specifically, concrete pavers in the Right-of Way.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 05/28/2026 **Status:** CCH

Agenda No.: 021 **Complexity Level:** 1 **Status:** Active
Respondent: Cabrera, Ariel Hipolito Jr **CEO:** Darrin L Emmons
19666 Delaware Cir, Boca Raton, FL 33434-2629
Situs Address: 19666 Delaware Cir, Boca Raton, FL **Case No:** C-2026-06050020
PCN: 00-42-47-07-05-012-0050 **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, two vans were observed to be parked in front of this residence with no license plates.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 06/08/2026 **Status:** CCH

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: COLONIAL SUITES INC **CEO:** Darrin L Emmons
45 NW 21st St, Miami, FL 33127-4928
Situs Address: 15020 S Jog Rd, Delray Beach, FL **Case No:** C-2026-06080008
PCN: 00-42-46-22-23-005-0030 **Zoned:** CG
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, bags of trash, wooden pallets, dead vegetation, concrete blocks, PVC pipes, a dumpster containment area overloaded with trash and other misc. items were observed openly stored on this commercial parking lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/09/2026 **Status:** CCH

cc: Colonial Suites Inc

Agenda No.: 023 **Complexity Level:** 1 **Status:** Active
Respondent: PINE TREE GOLF CLUB INC **CEO:** Darrin L Emmons
10600 Pine Tree Ter, Boynton Beach, FL 33436-4906
Situs Address: 10600 Pine Tree Ter, Boynton Beach, FL **Case No:** C-2026-04230030
PCN: 00-42-45-25-03-000-2900 **Zoned:** RTS

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, contain the dust and dirt on your property and cease allowing it to impact adjacent properties.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 05/04/2026 **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, fill dirt has been brought in causing elevation changes and the original drainage has been changed without a valid building permit.

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: PBC Amendments to FBC 8th Edition (2023) - 105.1
Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 05/04/2026 **Status:** CCH

Agenda No.: 024 **Complexity Level:** 1 **Status:** Removed
Respondent: Rodriguez, Dora J **CEO:** Darrin L Emmons
1427 Wallace Dr, Delray Beach, FL 33444-1215
Situs Address: Military Trl, FL **Case No:** C-2026-06080015
PCN: 00-42-46-11-02-000-0190 **Zoned:** AR

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties. More specifically, an SUV was observed parked on this vacant property.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 06/08/2026 **Status:** CLS

cc: Rodriguez, Dora J

Agenda No.: 025 **Complexity Level:** 1 **Status:** Active
Respondent: Timar, Vincent **CEO:** Darrin L Emmons
19432 Delaware Cir, Boca Raton, FL 33434-2625
Situs Address: 19432 Delaware Cir, Boca Raton, FL **Case No:** C-2026-06050021
PCN: 00-42-47-07-05-013-0110 **Zoned:** RS

Violations:

1 **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: 06/08/2026 **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.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 06/08/2026 **Status:** CCH

Agenda No.: 026 **Complexity Level: -** **Status:** Active
Respondent: CORINTHIAN LAKE WORTH PROP LLC **CEO:** Jose Feliciano
476 Riverside Ave, Jacksonville, FL 32202
Situs Address: 3920 Melaleuca Ln, Building 1, Lake Worth, FL **Case No:** C-2026-05070016
PCN: 00-43-44-30-01-111-0010 **Zoned:** RM
Violations:

1 **Details:** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. More Specifically; sewage system lift station has failed and is causing sewage backups in parking lots of site and has adversely affected the wastewater systems for all residents of this residence.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
Issued: 05/12/2026 **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, plumbing repairs/replacements to the lift station pumps for this site are being erected or installed without a valid building permit.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain final inspection for the plumbing lift station pump replacements and repairs.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 110.3.11
Issued: 05/12/2026 **Status:** CCH

cc: Corinthian Lake Worth Prop Llc

Agenda No.: 027 **Complexity Level: -** **Status:** Active
Respondent: DF REALTY VENTURES LLC **CEO:** Jose Feliciano
1215 Canyon Way, Wellington, FL 33414
Situs Address: 4046 Faith St, West Palm Beach, FL **Case No:** C-2026-05200043
PCN: 00-42-44-12-12-000-0220 **Zoned:** RM
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory storage shed structure has been converted to habitable use without a valid building permit or approvals.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2026 **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 has been erected or installed to accessory shed structure without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/11/2026 **Status:** CCH

cc: Df Realty Ventures Llc

Agenda No.: 028 **Complexity Level: -** **Status:** Active
Respondent: Rego Pelaez, Jose; Miranda Carmenates, May Lien **CEO:** Jose Feliciano

4194 Urquhart St, Lake Worth Beach, FL 33461-4375

Situs Address: 4194 Urquhart St, Lake Worth, FL **Case No:** C-2025-11140025
PCN: 00-42-44-25-08-001-0250 **Zoned:** RM

Violations:

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

Agenda No.: 029 **Complexity Level: -** **Status:** Active
Respondent: Pierre, Fred **CEO:** Jose Feliciano
PO BOX 222163, West Palm Beach, FL 33422-2163

Situs Address: 3972 Pesiri Ln, Lake Worth, FL **Case No:** C-2026-04230003
PCN: 00-43-44-30-01-112-0052 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Specifically; vehicle parked at property front on jacks.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/28/2026 **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. Specifically: inoperative, inoperable motor vehicles parked at property front.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/28/2026 **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. More specifically; open outdoor storage of appliances and other household items throughout property front.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/28/2026 **Status:** CCH

Agenda No.: 030 **Complexity Level: -** **Status:** Active
Respondent: SWH 2017-1 Borrower, LP **CEO:** Jose Feliciano
1201 Hays St, Tallahassee, FL 32301-2525

Situs Address: 441 Dionne Dr, West Palm Beach, FL **Case No:** C-2026-06170014
PCN: 00-43-44-05-13-000-0310 **Zoned:** RS

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. Specifically; interior walls of laundry room area are in disrepair with large areas of sheetrock cut out and removed.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 06/26/2026 **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, mini split air conditioning unit has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/26/2026 **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, hot water heater has been erected or installed without a valid building permit at laundry room of dwelling structure.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/26/2026 **Status:** CCH

4 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically; concrete driveway is in disrepair with large areas of broken concrete and trip hazard areas of driveway located at property front.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 06/26/2026 **Status:** CCH

5 **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; exterior walls of dwelling structure have cracked areas with paint that has peeled and is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/26/2026 **Status:** CCH

6 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, windows and doors of dwelling structure require weatherproofing.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 06/26/2026 **Status:** CCH

cc: Swh 2017 1 Borrower Lp

Agenda No.: 031 **Complexity Level: -** **Status:** Active
Respondent: PANACOLOR USA LLC **CEO:** Caroline Foulke
5121 MOBILAIRE Dr, West Palm Beach, FL 33417
Situs Address: 4971 Pimlico Ct, West Palm Beach, FL **Case No:** C-2026-06040035
PCN: 00-42-44-12-29-000-2390 **Zoned:** RM
Violations:

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 06/11/2026 **Status:** CCH

Agenda No.: 032 **Complexity Level: -** **Status:** Active
Respondent: Smart, Antonio **CEO:** Caroline Foulke
147 Sleepy Hollow Dr, West Palm Beach, FL 33415-3123
Situs Address: 147 Sleepy Hollow Dr, West Palm Beach, FL **Case No:** C-2026-02020003
PCN: 00-42-44-01-06-002-0080 **Zoned:** RH
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: 05/19/2026 **Status:** CCH

2 **Details:** Portable storage containers may be used for the temporary storage of goods for residential uses subject to the following requirements, and shall be exempt from the Zoning Division and Building Permit review:
[Ord. 2017-025] [Ord. 2019-005]
a. A maximum of one container 16 feet in length, eight feet in width, and eight feet in height may be allowed, for no more than two times a year for a maximum of 15 days each time; [Ord. 2017-025]
b. Shall be located on driveways not to overlap easements, sidewalks, or R-O-W.
Code: Unified Land Development Code - 5.B.1.C.4
Issued: 05/19/2026 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers or any vehicle shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 05/19/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 2026 9:00 AM

Agenda No.: 033 **Complexity Level: -** **Status:** Active
Respondent: US BANK TRUST NA TRUST **CEO:** Caroline Foulke
75 Beattie Pl, Greenville, SC 29601-2169
Situs Address: 5454 River Plantation Rd, Lake Worth, FL **Case No:** C-2026-06090025
PCN: 00-42-44-35-06-000-0660 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 06/24/2026 **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: 06/24/2026 **Status:** CCH

3 **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: 06/24/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/24/2026 **Status:** CCH

5 **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
Issued: 06/24/2026 **Status:** CCH

6 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 06/24/2026 **Status:** CCH

Agenda No.: 034 **Complexity Level:** 2 **Status:** Active
Respondent: AHC OF WEST PALM BEACH LLC **CEO:** John Gannotti
21045 Commercial Trl, Boca Raton, FL 33486
Situs Address: 4894 Alora Isles Dr, West Palm Beach, FL **Case No:** C-2026-07130024
PCN: 00-42-43-24-38-001-0000 **Zoned:** PUD

Violations:

1 **Details:** Code Section: Art. 5.G.1.D.2.f. Compliance Review and Compliance Determination
…It is a violation of this Code if the project has failed to maintain a minimum of 90 percent of its WHP unit
obligation for more than 60 consecutive days, has failed to make a non-compliant WHP rental unit
compliant within ten business days of written notice provided by the Planning Director or designee, or
has failed to provide additional compliance documentation requested by the Planning Director or
designee within ten business days of the written request provided by the Planning Director.

Violation Details:
Property has not provided Lease Addenda and Rent Calculation Worksheets for tenants at time of lease
execution or renewal, or within 10 days of request by County.
Property has not provided Occupancy rates for Workforce and Market Rate Units within 10 days of
request by County. Property has failed to maintain a minimum of 90% of its WHP unit obligation for a period of more than 60
consecutive days, based on the records submitted by the property.
Code: Unified Land Development Code - 5.G.1.D.2.f.
Issued: 07/15/2026 **Status:** CCH

cc: Ahc Of West Palm Beach Llc

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: Denton, Peyton S Jr **CEO:** John Gannotti
7255 Wilson Rd, West Palm Beach, FL 33413-2240
Situs Address: 7255 Wilson Rd, West Palm Beach, FL **Case No:** C-2026-06240001
PCN: 00-42-43-27-05-006-4706 **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, accessory structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/24/2026 **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 driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/24/2026 **Status:** CCH

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: Operating a spa type business with membership fees on a residential property with no approvals.
Code: Unified Land Development Code - 1.A.2
Issued: 06/24/2026 **Status:** CCH

Agenda No.: 036 **Complexity Level:** - **Status:** Removed
Respondent: COLLINS, MATTHEW; HARRIS, RACHEL **CEO:** Elizabeth A Gonzalez
12836 Longford Rd, North Palm Beach, FL 33408-2233
Situs Address: 12836 Longford Rd, North Palm Beach, FL **Case No:** C-2026-06110015
PCN: 00-43-41-33-04-018-0060 **Zoned:** RS

Violations:

1 **Details:** 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, THE SITUS IS ABSENT OF A PERMITTED POOL BARRIER FOR THE PERMITTED IN-GROUND POOL. THOUGH PERIMETER FENCING EXISTS, IT IS NOT ADEQUATE - PER CHIEF STRUCTURAL INSPECTOR ROBERT HEMP, THIS IS A LIFE SAFETY VIOLATION. * A PERMITTED POOL BARRIER IS REQUIRED TO BE ERECTED.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 06/11/2026 **Status:** CLS

Agenda No.: 037 **Complexity Level:** 1 **Status:** Active
Respondent: ATLANTIS PLAZA INVESTMENTS INC **CEO:** Kareem B Graham
1180 S Military Trl, West Palm Beach, FL 33415-4724
Situs Address: 6074 S Congress Ave, Lake Worth, FL **Case No:** C-2026-04290016
PCN: 00-43-45-06-00-000-1050 **Zoned:** CG

Violations:

1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R 1998-0307 Observation: Multiple Food trucks being stored and operated on the property without the valid TU permit. Each food truck being operated on the property is a separate violation. Details of the locations of the food trucks is available.
Code: Unified Land Development Code - 2.A.11
Issued: 05/11/2026 **Status:** CCH

2 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307

More specifically, there are multiple (4) dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 05/11/2026 **Status:** CCH

3 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307

Observation: More specifically, there are multiple (4) dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 05/11/2026 **Status:** CCH

4 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307

Observation: More specifically, there are multiple (4) dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 2.A.11
Issued: 05/11/2026 **Status:** CCH

5 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R 1998-0307 Observation: Multiple Food trucks being stored and operated on the property without the valid TU permit. Each food truck being operated on the property is a separate violation. Details of the locations of the food trucks is available.
Code: Unified Land Development Code - 2.A.11
Issued: 05/11/2026 **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, Chain-link fenced storage/box processing areas have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/11/2026 **Status:** CCH

7 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # 2020-019664-0000 (Wall Supported Sign) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 05/11/2026 **Status:** CCH

8 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307.

More specifically, fenced in storage and box processing areas were installed/erected without valid building permits or Zoning Approval.
Code: Unified Land Development Code - 2.A.11
Issued: 05/11/2026 **Status:** CCH

9 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 05/11/2026 **Status:** CCH

10 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 05/11/2026 **Status:** CCH

11 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 05/11/2026 **Status:** CCH

12 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307

Observation: More specifically, there are multiple (4) dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available.

Code: Unified Land Development Code - 2.A.11
Issued: 05/11/2026 **Status:** CCH

13 **Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.

Code: Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 05/11/2026 **Status:** CCH

cc: Atlantis Plaza Investments Inc

Agenda No.: 038 **Complexity Level:** 1 **Status:** Active
Respondent: SAMPERIO, JUAN; CANTORAN, GUADALUPE **CEO:** Kareem B Graham
3009 Lorene Dr, Lake Worth Beach, FL 33461-2124
Situs Address: 2886 Northside Dr, Lantana, FL **Case No:** C-2026-03020009
PCN: 00-43-45-05-01-016-0082 **Zoned:** RS

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties. More specifically, a white van and multiple trailers are stored on the vacant parcel.

Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/12/2026 **Status:** CCH

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: This vacant lot is being used to store vehicles, trailers, and construction debris.

Code: Unified Land Development Code - 1.A.2
Issued: 03/12/2026 **Status:** CCH

cc: Cantoran, Guadalupe
Samperio, Juan

Agenda No.: 039 **Complexity Level:** 1 **Status:** Active
Respondent: DIAZ, GERALDINE G; SOSA, EMILIANO **CEO:** Kareem B Graham
6775 Eastview Dr, Lake Worth, FL 33462-3913
Situs Address: 6775 Eastview Dr, Lake Worth, FL **Case No:** C-2026-04150007
PCN: 00-43-45-05-01-005-0150 **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: 05/05/2026 **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.

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/05/2026 **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.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/05/2026 **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.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/05/2026 **Status:** CCH

Agenda No.: 040 **Complexity Level:** - **Status:** Active
Respondent: PODRAY, LORI; PODRAY, GEORGE **CEO:** Kareem B Graham
107 Edwards Ln, Palm Bch Shrs, FL 33404-5716
Situs Address: 6705 Boston Dr, Lake Worth, FL **Case No:** C-2026-05050015
PCN: 00-43-45-05-01-017-0240 **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: 05/26/2026 **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: 05/26/2026 **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]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 05/26/2026 **Status:** CCH

cc: Podray, George
Podray, George

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: VILLAS OF PALM BEACH HOMEOWNERS ASSN INC **CEO:** Kareem B Graham
4969 Saratoga Rd, West Palm Beach, FL 33415
Situs Address: 4969 Saratoga Rd, West Palm Beach, FL **Case No:** C-2026-05050022
PCN: 00-42-44-12-29-003-0000 **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, significant repair to the perimeter walls have been completed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/05/2026 **Status:** CCH

cc: Villas Of Palm Beach Homeowners Assn Inc

Agenda No.: 042 **Complexity Level:** 1 **Status:** Active
Respondent: YANIEL & SON CONSTRUCTION LLC **CEO:** Kareem B Graham
2700 Ranch House Rd, West Palm Beach, FL 33406-3302
Situs Address: 1169 Ridge Rd, Lake Worth, FL **Case No:** C-2026-06180005
PCN: 00-43-45-09-08-000-1100 **Zoned:** RM
Violations:

1 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 07/15/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 2026 9:00 AM

cc: Yaniel & Son Construction Llc

Agenda No.: 043 **Complexity Level:** 1 **Status:** Removed
Respondent: Heimsohen, Ruth **CEO:** Dennis A Hamburger
735 Burgundy P, Delray Beach, FL 33484-5444
Situs Address: 735 Burgundy P, Delray Beach, FL **Case No:** C-2026-02230006
PCN: 00-42-46-23-05-016-7350 **Zoned:** RH
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a door and impact windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/23/2026 **Status:** CLS

Agenda No.: 044 **Complexity Level:** 1 **Status:** Active
Respondent: Kent, Michael S; Kent, Christine Ann **CEO:** Dennis A Hamburger
11526 Dunes Rd, Boynton Beach, FL 33436-5503
Situs Address: 11526 Dunes Rd, Boynton Beach, FL **Case No:** C-2026-06170008
PCN: 00-42-45-36-02-001-0010 **Zoned:** RM
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 # B-2021-003151-0000 (Reroofing) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 06/23/2026 **Status:** CCH

Agenda No.: 045 **Complexity Level:** 1 **Status:** Active
Respondent: Louis, Lucile F **CEO:** Dennis A Hamburger
743 Burgundy P, Delray Beach, FL 33484-5445
Situs Address: 743 Burgundy P, Delray Beach, FL **Case No:** C-2026-03060014
PCN: 00-42-46-23-05-016-7430 **Zoned:** RH
Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a door has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2026 **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, impact windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2026 **Status:** CCH

Agenda No.: 046 **Complexity Level:** 1 **Status:** Active
Respondent: Monahan, Kevin; Monahan, Nicole **CEO:** Dennis A Hamburger
9343 Sun Pointe Dr, Boynton Beach, FL 33437-3355
Situs Address: 9343 Sun Pointe Dr, Boynton Beach, FL **Case No:** C-2025-12120001
PCN: 00-42-45-22-06-000-4230 **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, two structures on left side of house have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/12/2025 **Status:** CCH

Agenda No.: 047 **Complexity Level:** 1 **Status:** Active
Respondent: DIANA SUSAN GOLD OF THE JOEL IRA GOLD REVOCABLE TRUST AGREEMENT DATED APRIL 26, 2023; JOEL IRA GOLD OF THE JOEL IRA GOLD REVOCABLE TRUST AGREEMENT DATE APRIL 26, 2(
6427 Tiara Dr, Boynton Beach, FL 33437-4171 **CEO:** Dennis A Hamburger
Situs Address: 6427 Tiara Dr, Boynton Beach, FL **Case No:** C-2026-03120009
PCN: 00-42-46-03-05-000-0550 **Zoned:** PUD

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been extended or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/16/2026 **Status:** CCH

Agenda No.: 048 **Complexity Level:** - **Status:** Active
Respondent: Bird, Dianne H
2062 Vista Dr, North Palm Beach, FL 33408-2725 **CEO:** Jamie G Illicete
Situs Address: 2062 Vista Dr, North Palm Beach, FL **Case No:** C-2026-04160031
PCN: 00-43-42-05-07-000-0230 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, utility trailer improperly parked and not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/21/2026 **Status:** CCH

Agenda No.: 049 **Complexity Level:** - **Status:** Active
Respondent: Bird, Thomas W; Bird, Dianne H
2062 Vista Dr, North Palm Beach, FL 33408-2725 **CEO:** Jamie G Illicete
Situs Address: 2057 Vista Dr, North Palm Beach, FL **Case No:** C-2026-04160029
PCN: 00-43-42-05-07-000-0190 **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/outdoor storage of boat parts, boat motor, building material, construction debris, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/17/2026 **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. More specifically, boat with accompanying trailer is improperly parked and not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/17/2026 **Status:** CCH

Agenda No.: 050 **Complexity Level:** - **Status:** Active
Respondent: Bird, Thomas W Jr; Bird, Dianne
2062 Vista Dr, North Palm Beach, FL 33408-2725 **CEO:** Jamie G Illicete
Situs Address: 2031 Vista Dr, North Palm Beach, FL **Case No:** C-2026-04160030
PCN: 00-43-42-05-07-000-0170 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, recreational vehicle is improperly parked and not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/28/2026 **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. More specifically, utility trailer improperly parked and not screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 04/28/2026 **Status:** CCH

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically, recreational vehicls is being used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 04/28/2026 **Status:** CCH

Agenda No.: 051 **Complexity Level: -** **Status:** Active
Respondent: Brad A. Stevens, as Trustee, or his successor in trust, under the Brad A. Stevens Revocable Trust Agreement dated June 03. 2019.
9480 154th Rd N, Jupiter, FL 33478-6991
CEO: Jamie G Illicete
Situs Address: 9480 154th Rd N, Jupiter, FL **Case No:** C-2025-08200004
PCN: 00-42-41-18-00-000-5110 **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, wood accessory structure, in rear yard, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/20/2025 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed), in rear yard, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/20/2025 **Status:** CCH

Agenda No.: 052 **Complexity Level: -** **Status:** Active
Respondent: David L. Summers as Trustee of the David L. Summers Revocable Trust dated August 18, 2023
19805 Castlewood Dr, Jupiter, FL 33458-1851
CEO: Jamie G Illicete
Situs Address: 19805 Castlewood Dr, Jupiter, FL **Case No:** C-2026-03200002
PCN: 00-42-40-27-04-000-0070 **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, brick paver driveway installed in rear of property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/24/2026 **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, created a 3rd entry onto property and access gate in rear of property onto 197th PL N, Jupiter, FL. without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 03/24/2026 **Status:** CCH

Agenda No.: 053 **Complexity Level: -** **Status:** Active
Respondent: Murphy, Matthew C; Murphy, Britini C **CEO:** Jamie G Illicete
18105 Dubois Rd, Jupiter, FL 33477-4504
Situs Address: 9895 165th St N, Jupiter, FL **Case No:** C-2026-02060003
PCN: 00-42-41-07-00-000-3012 **Zoned:** AR
Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/06/2026 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Storage container(s) have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2026 **Status:** CCH

3 **Details:** Parking shall be prohibited on all vacant properties. More specifically, parking vehicles, trailers, and equipment on the vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/06/2026 **Status:** CCH

Agenda No.: 054 **Complexity Level: -** **Status:** Active
Respondent: Alto Asset Company 5 Llc **CEO:** Paul Kelso
1201 Hays, Tallahassee, FL 32301
Situs Address: 6718 4th St, Jupiter, FL **Case No:** C-2026-05260023
PCN: 00-42-41-03-01-000-0830 **Zoned:** RH
Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/08/2026 **Status:** CCH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Particularly vehicles are not permitted to be parked on the grass.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/08/2026 **Status:** CCH

Agenda No.: 055 **Complexity Level: -** **Status:** Active
Respondent: Engelhardt, David **CEO:** Paul Kelso
18482 Limestone Creek Rd, Jupiter, FL 33458-3877
Situs Address: 18482 Limestone Creek Rd, Jupiter, FL **Case No:** C-2026-05140015
PCN: 00-42-40-34-02-000-0240 **Zoned:** RH
Violations:

1 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 05/28/2026 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/28/2026 **Status:** CCH

Agenda No.: 056 **Complexity Level: -** **Status:** Removed
Respondent: West Palm LLC **CEO:** Ray F Leighton
115 NE 32nd St, OaklandPark, FL 33334
Situs Address: 836 S Florida Mango Rd, West Palm Beach, FL **Case No:** C-2026-05110005
PCN: 00-43-44-05-16-000-0030 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/12/2026 **Status:** CLS

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: 06/12/2026 **Status:** CLS

cc: West Palm Llc

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: PACIFICA WEST PALM LLC **CEO:** Jill L Lovett
155 Office Plaza Dr, Fl 1st, Tallahassee, FL 32301 United States
Situs Address: 1164 Lake Victoria Dr, Unit D Building 48, West Palm Beach FL **Case No:** C-2026-02130020
PCN: 00-42-43-29-26-048-0040 **Zoned:** RS

Violations:

1 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically but not limited to a leak coming from the ceiling possibly leaking from the upstairs unit's bathroom plumbing. The leak is causing severe mold build up inside this unit.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 02/19/2026 **Status:** CCH

2 **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 14-45 (d) (4)
Issued: 02/19/2026 **Status:** CCH

cc: Resident
St Andrews Palm Beach Apartments

Agenda No.: 058 **Complexity Level:** - **Status:** Active
Respondent: Hernandez, Franniel R; Cala, Lianna **CEO:** Timothy M Madu
16700 E Pimlico Dr, Loxahatchee, FL 33470-4058
Situs Address: 16700 E Pimlico Dr, Loxahatchee, FL **Case No:** C-2026-05200002
PCN: 00-40-43-24-00-000-3610 **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, the fill brought into the property without permits.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 05/20/2026 **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: 05/20/2026 **Status:** CCH

Agenda No.: 059 **Complexity Level: -** **Status:** Active
Respondent: Persaud, Mahadevi **CEO:** Timothy M Madu
13039 62nd Ct N, West Palm Beach, FL 33412-1945
Situs Address: 15820 69th Ct N, Loxahatchee, FL **Case No:** C-2026-01160163
PCN: 00-41-42-31-00-000-3091 **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, the pond was filled in without a site development permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 01/16/2026 **Status:** CCH

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

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

More specifically, the fill brought into the property and the filled-in pond.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 01/16/2026 **Status:** CCH

Agenda No.: 060 **Complexity Level: -** **Status:** Active
Respondent: Succes, Hygens; Tataille, Jean R **CEO:** Timothy M Madu
11515 57th Rd N, Royal Palm Beach, FL 33411-8835
Situs Address: 11515 57th Rd N, West Palm Beach, FL **Case No:** C-2026-06240004
PCN: 00-41-43-02-00-000-1530 **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 on the property to include the trailer over 26 feet.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/24/2026 **Status:** CCH

Agenda No.: 061 **Complexity Level: -** **Status:** Active
Respondent: Trabanino Paiz, Melvin G; Trabanino, Belarmina **CEO:** Timothy M Madu
17569 89th Pl N, Loxahatchee, FL 33470-2670
Situs Address: 17569 89th Pl N, Loxahatchee, FL **Case No:** C-2026-05210022
PCN: 00-40-42-23-00-000-3230 **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 water retention pond was filled in without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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 garage was enclosed with a wall (between the kitchen and the garage) without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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 patio to the rear of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, the garage screen has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, a garage window (east wall) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, a door was constructed (replacing the window) on the northeast corner of the garage without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **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, the garage (accessory building) was constructed into multiple living units to include addition of walls, rooms, full kitchen, electrical, and plumbing without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/29/2026 **Status:** CCH

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

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

More specifically, the property containing the house and external garage both are being used to housed multiple families. The zoning code is for single-family use only.

Code: Unified Land Development Code - 1.A.2
Issued: 05/29/2026 **Status:** CCH

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

More specifically, permit # E-2020-032972-0000 has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 05/29/2026 **Status:** CCH

10 **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, obtained a certificate of completion for permit E-2020-032972-0000 (Solar).

Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 05/29/2026 **Status:** CCH

11 **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 brick piles, construction debris, trash, garbage, and other related items as described in the above code.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/29/2026 **Status:** CCH

12 **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 decayed wood, and other defective surface in the bathroom sink structure.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 05/29/2026 **Status:** CCH

13 **Details:** Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section.

More specifically, the electrical outlets are in disrepair and not operable.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (1)
Issued: 05/29/2026 **Status:** CCH

Agenda No.: 062 **Complexity Level:** 1 **Status:** Active
Respondent: 5900 BUILDING LLC **CEO:** Nedssa Miranda
333 Clematis St, Ste 201, West Palm Beach, FL 33401-4672
Situs Address: 2190 Zip Code Pl, West Palm Beach, FL **Case No:** C-2026-05130012
PCN: 00-42-43-24-39-001-0010 **Zoned:** MUPD
Violations:

1 **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 and including re-stripped the parking lot. (permit required)
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 05/21/2026 **Status:** CCH

3 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Maintain all exterior surfaces in accordance with Section 14-33 (b).
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 05/21/2026 **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.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/21/2026 **Status:** CCH

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

Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/21/2026 **Status:** CCH

Agenda No.: 063 **Complexity Level:** 1 **Status:** Active
Respondent: ASPHALT COWBOYS LLC **CEO:** Nedssa Miranda
525 OKEECHOBEE Blvd, Ste 1200, West Palm Beach, FL 33401 United States
Situs Address: 6611 Wallis Rd, West Palm Beach, FL **Case No:** C-2026-06150002
PCN: 00-42-43-27-05-005-1690 **Zoned:** RS
Violations:

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]

Discontinue parking any vehicles exceeding 12,500 pounds (GVWR), or exceeding nine feet in height, or exceeding 26 feet in length. For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 06/16/2026 **Status:** CCH

5 **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.

Park the TRAILER in the side or rear yard and screen the TRAILER from surrounding properties 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: 06/16/2026 **Status:** CCH

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

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

This property has approval for a Single-Family Dwelling within the AR/RSA Zoning District. More specifically, inconsistent Development Order.

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: 06/16/2026 **Status:** CCH

cc: Asphalt Cowboys Llc
Asphalt Cowboys Llc

Agenda No.: 064 **Complexity Level:** 1 **Status:** Active
Respondent: CHAVEZ, ADRIAN ISMAEL **CEO:** Nedssa Miranda
820 TROY Blvd, West Palm Beach, FL 33409 United States
Situs Address: 1637 S Military Trl, Lot A-5, FL **Case No:** C-2026-03090009
PCN: **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, WINDOW AND DOOR has been erected or installed without a valid building permit.

Obtain required building permits for the WINDOW AND DOOR or remove the WINDOW AND DOOR.

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: 03/19/2026 **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/C has been erected or installed without a valid building permit.

Obtain required building permits for the A/C or remove the A/C.

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: 03/19/2026 **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, ALTERATION/ DUPLEX has been erected or installed without a valid building permit.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, ALTERATION/ DUPLEX.

Obtain required building permits for the ALTERATION/ DUPLEX or remove the ALTERATION/ DUPLEX.

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

Obtain a Certificate of Occupancy from the building official.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.1

Issued: 03/19/2026 **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, SHED/STRUCTURE has been erected or installed without a valid building permit.

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

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

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

Issued: 03/19/2026 **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, ETERTRICAL SYSTEM 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, ETERTRICAL SYSTEM.

Obtain a Certificate of Completion for permit ETERTRICAL SYSTEM.

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

Issued: 03/19/2026 **Status:** CCH

Agenda No.: 065 **Complexity Level:** 1 **Status:** Active
Respondent: CROSS COUNTY OWNER LLC **CEO:** Nedssa Miranda
108 W 13TH St, Ste 100, WILMINGTON, DE 19801-1145
Situs Address: 4262 Okeechobee Blvd, West Palm Beach, FL **Case No:** C-2026-05150003
PCN: 00-42-43-25-00-000-1510 **Zoned:** CG

Violations:

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/21/2026 **Status:** CCH

3 **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 and including re-stripped the parking lot. (PERMIT IS REQURED)
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 05/21/2026 **Status:** CCH

cc: Cross County Owner Llc

Agenda No.: 066 **Complexity Level:** 1 **Status:** Active
Respondent: DEL SOL PLAZA LLC **CEO:** Nedssa Miranda
10515 VERSAILLES Blvd, Wellington, FL 33449 United States
Situs Address: 1195 N Military Trl, West Palm Beach, FL **Case No:** C-2026-02030032
PCN: 00-42-43-25-05-000-0070 **Zoned:** CG

Violations:

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

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: 02/24/2026 **Status:** SIT

5 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Maintain all exterior surfaces in accordance with Section 14-33 (b). More specifically, pressure clean and or paint the property.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 02/24/2026 **Status:** CLS

cc: Del Sol Plaza Llc

Agenda No.: 067 **Complexity Level:** 1 **Status:** Active
Respondent: KAPITAL INVESTMENTS LLC **CEO:** Nedssa Miranda
4699 Lucerne Lakes Blvd E, Apt 206, Lake Worth, FL 33467-8871
Situs Address: 344 Pine Ave, FL **Case No:** C-2026-04280042
PCN: 00-42-43-35-12-023-0010 **Zoned:** RM

Violations:

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.

Cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 04/29/2026 **Status:** CCH

cc: Kapital Investments Llc

Agenda No.: 068 **Complexity Level:** 1 **Status:** Active
Respondent: Castellon, Heydi N; Soza, Antonio Ortiz **CEO:** Joanna Mirodias
3019 Seagrape Rd, Lake Worth, FL 33462-3731
Situs Address: 3019 Seagrape Rd, Lake Worth, FL **Case No:** C-2026-05210025
PCN: 00-43-45-06-01-016-0120 **Zoned:** RS

Violations:

1 **Details:** Landscaping within corner clips and safe sight distances required by Art. 11, Subdivision, Platting, and Required Improvements, shall be subject to the following: [Ord. 2018-002]
A. An area of unobstructed visibility shall be maintained between 30 inches and eight feet above the crown of the adjacent roadway. [Ord. 2018-002]
B. Vegetation located adjacent to and within corner clip or safe sight distance areas shall be trimmed so that limbs or foliage do not extend into the required visibility area. [Ord. 2018-002]
C. All landscaping in a corner clip or safe sight distance shall be planted and perpetually maintained by the Property Owner, except where maintained by another entity such as a Homeowner's Association (HOA). [Ord. 2018-002]
Code: Unified Land Development Code - 7.C.6
Issued: 05/21/2026 **Status:** CCH

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.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 05/21/2026 **Status:** CCH

Agenda No.: 069 **Complexity Level:** - **Status:** Active
Respondent: Ferrier, Ysemonique **CEO:** Joanna Mirodias
3967 Green Forest Dr, Boynton Beach, FL 33436-3157
Situs Address: 3967 Green Forest Dr, Boynton Beach, FL **Case No:** C-2026-04240028
PCN: 00-43-45-19-09-007-0100 **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: 04/28/2026 **Status:** CCH

Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: Hyvarinen, Juha; Hyvarinen, Suvl **CEO:** Joanna Mirodias
5112 Arbor Glen Cir, Lake Worth, FL 33463-8043
Situs Address: 5112 Arbor Glen Cir, Lake Worth, FL **Case No:** C-2026-06100019
PCN: 00-42-45-11-03-000-0270 **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: 07/07/2026 **Status:** CCH

Agenda No.: 071 **Complexity Level:** 1 **Status:** Active
Respondent: Shamaskin-Turgeman, Susan M; Turgeman, Ishak M **CEO:** Joanna Mirodias
7494 Brunswick Cir, Boynton Beach, FL 33472-2537
Situs Address: 7494 Brunswick Cir, Boynton Beach, FL **Case No:** C-2026-05050005
PCN: 00-42-45-15-16-000-0010 **Zoned:** RS

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the structure on the west side of the SFD has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/04/2026 **Status:** CCH

Agenda No.: 072 **Complexity Level:** 1 **Status:** Active
Respondent: Arteche, Ines E **CEO:** Adam F Moulton
21639 Altamira Ave, Boca Raton, FL 33433-7547
Situs Address: 21639 Altamira Ave, Boca Raton, FL **Case No:** C-2026-06240018
PCN: 00-42-47-22-13-013-0060 **Zoned:** AR

Violations:

1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 06/25/2026 **Status:** CCH

Agenda No.: 073 **Complexity Level:** 1 **Status:** Active
Respondent: BOCA ATC LLC **CEO:** Adam F Moulton
601 Heritage Dr, Apt 227, Jupiter, FL 33458-2777
Situs Address: 9434 SW 8th St, Boca Raton, FL **Case No:** C-2026-04170001
PCN: 00-42-47-30-10-002-0010 **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. All balconies referenced in engineer report in disrepair.

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, Certificate of Completion is required for all balcony repairs.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 04/17/2026 **Status:** CCH

cc: Building Division

Agenda No.: 074 **Complexity Level:** 1 **Status:** Active
Respondent: Griffin, Chelsea E; Oakes, Christopher **CEO:** Adam F Moulton
5783 NW 48th Ct, Coral Springs, FL 33067-4006
Situs Address: 22672 SW 54th Ave, Boca Raton, FL **Case No:** C-2026-03230020
PCN: 00-42-47-29-05-004-0030 **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: 03/24/2026 **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: 03/24/2026 **Status:** CCH

cc: Griffin, Chelsea E
Oakes, Christopher E

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: Katz, Simon **CEO:** Adam F Moulton
8566 Shoreacres St, Boca Raton, FL 33434-5866
Situs Address: 8566 Shoreacres St, Boca Raton, FL **Case No:** C-2026-03200017
PCN: 00-42-47-17-19-000-1240 **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, an A/C mini split has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/23/2026 **Status:** SIT

Agenda No.: 076 **Complexity Level:** 1 **Status:** Active
Respondent: Keenan, Elisa B **CEO:** Adam F Moulton
10881 Fox Glen Dr, Boca Raton, FL 33428-4020
Situs Address: 10881 Fox Glen Dr, Boca Raton, FL **Case No:** C-2026-06100030

PCN: 00-41-47-25-18-008-0040 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 06/11/2026 **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, gate on fence is missing and needs to be replaced/repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 06/11/2026 **Status:** CCH

Agenda No.: 077 **Complexity Level:** 1 **Status:** Active
Respondent: KING JESUS INC **CEO:** Adam F Moulton
4907 Cypress Way, CoconutCreek, FL 33073
Situs Address: 22962 Camino Del Mar, Boca Raton, FL **Case No:** C-2026-05260015
PCN: 00-42-47-26-05-007-0010 **Zoned:** AR

Violations:

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

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: PBC Amendments to FBC 8th Edition (2023) - 105.1
Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 07/07/2026 **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. Fence laying down on ground.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/07/2026 **Status:** CCH

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 #B-2025-019623-0000 has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2025-019623-0000 does not have a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/07/2026 **Status:** CCH

Agenda No.: 078 **Complexity Level:** 1 **Status:** Active
Respondent: NANAYAKKARA RANJIKA A; Trustee of the RANJIKA A NANAYAKKARA Revocable Living Trust dated June 1st, 1998 **CEO:** Adam F Moulton
2065 Park Ct, Boca Raton, FL 33486-8529
Situs Address: 22822 Pinewood Ct, Boca Raton, FL **Case No:** C-2026-03090021
PCN: 00-42-47-27-14-000-0120 **Zoned:** AR

Violations:

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been extended with pavers has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/10/2026 **Status:** SIT

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a new wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/10/2026 **Status:** SIT

Agenda No.: 079 **Complexity Level:** 1 **Status:** Active
Respondent: QUICK RICK MOVERS, INC. **CEO:** Adam F Moulton
7276 W Atlantic Blvd, 370, Margate, FL 33063
Situs Address: Boca Grove and Powerline **Case No:** C-2026-05190001
PCN: **Zoned:** RM/SE

Violations:

1 **Details:** All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, or other supporting structures shall be prohibited.
Code: Unified Land Development Code - 8.C.13
Issued: 05/19/2026 **Status:** CCH

cc: Quick Rick Movers, Inc.

Agenda No.: 080 **Complexity Level:** - **Status:** Active
Respondent: BESHARA ASSOC INC **CEO:** Nick N Navarro
1277 STALLION Dr, Loxahatchee Groves, FL 33470 Unite
States
Situs Address: 2939 Forest Hill Blvd, West Palm Beach, FL **Case No:** C-2025-10290008
PCN: 00-43-44-08-15-004-0091 **Zoned:** UI

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.

>> Side wall is in disrepair. Large hole . Please repair and maintain the exterior of the structure in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Obtain any & all permits required to complete the repairs.
Apply for permits online at:
www.pbcgov.com/epzb
or call (561)233-5119.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 10/29/2025 **Status:** CCH

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 A violation of any condition in a development order shall be considered a violation of this Code.

>> Shipping container being stored on the property.
Code: Unified Land Development Code - 2.A.11
Issued: 10/29/2025 **Status:** CCH

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

>> More specifically, shipping container without a valid building permit. Remove the shipping container or obtain the proper approvals. 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: 10/29/2025 **Status:** CCH

cc: Beshara Assoc Inc
Beshara Assoc Inc

Agenda No.: 081 **Complexity Level: -** **Status:** Active
Respondent: Orozco, Luz Adriana; Banks, Emmaanuel **CEO:** Steve R Newell
8631 Uranus Ter, West Palm Beach, FL 33403-1660
Situs Address: 8631 Uranus Ter, West Palm Beach, FL **Case No:** C-2026-04070007
PCN: 00-43-42-19-04-000-0892 **Zoned:** RM

Violations:

2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Specifically, the facia
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/16/2026 **Status:** CCH

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Specifically, fix and repair the driveway
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/16/2026 **Status:** CCH

Agenda No.: 082 **Complexity Level: -** **Status:** Active
Respondent: Edwards, Lance C **CEO:** Steve R Newell
3646 William St, Lake Park, FL 33403-1634
Situs Address: 3646 William St, West Palm Beach, FL **Case No:** C-2026-04160009
PCN: 00-43-42-19-02-003-0030 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/20/2026 **Status:** CCH

3 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Specifically, the fence
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/20/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/20/2026 **Status:** CCH

Agenda No.: 083 **Complexity Level: -** **Status:** Active
Respondent: JOSEPH A PASSANTINO AND RANDI PASSANTINO, as Trustees of the JOSEPH A PASSANTINO AND RANDI K PASSANTINO JOINT REVOCABLE TRUST dated Augus 20, 2021 **CEO:** Steve R Newell
1048 Maunanani St, Honolulu, HI 96825-2863
Situs Address: 3643 Betty Ann Ct, West Palm Beach, FL **Case No:** C-2026-04160003
PCN: 00-43-42-19-02-001-0130 **Zoned:** RM

Violations:

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

Specifically, the trailer.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 04/27/2026 **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: 04/27/2026 **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, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/27/2026 **Status:** CCH

4 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Issued: 04/27/2026 **Status:** CCH

5 **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: 04/27/2026 **Status:** CCH

Agenda No.: 084 **Complexity Level: -** **Status:** Active
Respondent: Martinez, Jessica; Smayda, Maribeth **CEO:** Steve R Newell
8902 N Bates Rd, Palm Beach Gardens, FL 33418-6109
Situs Address: 8902 N Bates Rd, Palm Beach Gardens, FL **Case No:** C-2026-05070008
PCN: 00-42-42-24-01-000-0682 **Zoned:** RE
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: 05/07/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/07/2026 **Status:** CCH

3 **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.
Specifically, the bamboo grown as a hedge
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 05/07/2026 **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.
specifically, the trailers are no screened from view
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/07/2026 **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.

Specifically, a chicken coop has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/07/2026 **Status:** CCH

Agenda No.: 085 **Complexity Level: -** **Status:** Active
Respondent: WATERGATE ESTATES LLC SERIES 21, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE OF TH 2855 TANGERINE LANE LAND TRUST DATED AUGU 1, 2025 **CEO:** Steve R Newell
6574 N State Road 7, 175, Pompano Beach, FL 33073-3625
Situs Address: 2855 Tangerine Ln, West Palm Beach, FL **Case No:** C-2026-06180014

PCN: 00-43-42-17-02-005-0130 **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, AN AIR CONDITIONING SYSTEM has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/18/2026 **Status:** CCH

Agenda No.: 086 **Complexity Level:** - **Status:** Active
Respondent: YANIEL & SON CONSTRUCTION LLC **CEO:** Steve R Newell
2700 Ranch House Rd, West Palm Beach, FL 33406-3302
Situs Address: 9431 Sunrise Dr, West Palm Beach, FL **Case No:** C-2026-05110024
PCN: 00-43-42-18-00-000-7170 **Zoned:** RM

Violations:

1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
Specifically, the front door.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 05/20/2026 **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.
Specifically, dead vegetation
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/20/2026 **Status:** CCH

Agenda No.: 087 **Complexity Level:** 1 **Status:** Active
Respondent: BOYNTON BEACH JOG **CEO:** Debbie N Plaud
1 Cvs Dr, Woonsocket, RI 02895-6195
Situs Address: 10074 S Jog Rd, Boynton Beach, FL **Case No:** C-2026-05060006
PCN: 00-42-45-27-04-000-0010 **Zoned:** CG

Violations:

1 **Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #1994- 1319 and Petition #1994-03.

More specifically, clothing donation bin on site is not consistent with the approved site plan.
Code: Unified Land Development Code - 2.A.11
Issued: 06/22/2026 **Status:** CCH

Agenda No.: 088 **Complexity Level:** 1 **Status:** Active
Respondent: FOOD POINT PLAZA LLC **CEO:** Debbie N Plaud
4469 S Congress Ave, Ste 103, Lake Worth, FL 33461 Unite
States
Situs Address: 10114 S Military Trl, 100, Boynton Beach, FL **Case No:** C-2026-07060026
PCN: 00-42-45-25-00-000-3020 **Zoned:** CG

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/10/2026 **Status:** CCH

Agenda No.: 089 **Complexity Level:** 1 **Status:** Active
Respondent: Martinez, Kelly M; Martinez, Felipe **CEO:** Debbie N Plaud
9529 Majestic Way, Boynton Beach, FL 33437-3301
Situs Address: 9529 Majestic Way, Boynton Beach, FL **Case No:** C-2026-01270008
PCN: 00-42-45-22-06-000-4870 **Zoned:** RS

Violations:

2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2020-030799-0000 HVAC has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 03/02/2026 **Status:** CCH

3 **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, M-2020-030799-0000 HVAC required a Certificate of Completion.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 03/02/2026 **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, driveway has been altered without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/02/2026 **Status:** CCH

Agenda No.: 090 **Complexity Level:** 1 **Status:** Active
Respondent: Smyers, Scott; Roche, Lauren **CEO:** Debbie N Plaud
4563 Gleneagles Dr, Boynton Beach, FL 33436-4806
Situs Address: 4563 Gleneagles Dr, Boynton Beach, FL **Case No:** C-2026-01300004
PCN: 00-42-45-25-03-000-2300 **Zoned:** RS

Violations:

1 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 03/16/2026 **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 chain link fence 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:** CCH

Agenda No.: 091 **Complexity Level:** 1 **Status:** Active
Respondent: Samuels, Merle E **CEO:** Debbie N Plaud
593 Milford St, Brooklyn, NY 11208-5205
Situs Address: 9698 SW 2nd St, Boca Raton, FL **Case No:** C-2026-05190013
PCN: 00-42-47-30-08-018-0040 **Zoned:** RM

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/22/2026 **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: 06/22/2026 **Status:** CCH

Agenda No.: 092 **Complexity Level: -** **Status:** Active
Respondent: Carrasco Ramos, Jorge Arturo **CEO:** Teresa G Rouse
3033 S Military Trl, Lot 19, Lake Worth, FL 33463
Situs Address: 3033 S Military Trl, Lot 19, Lake Worth, FL **Case No:** C-2025-09050006
PCN: **Zoned:**
Violations:

1 **Details:** Section 105.1, Palm Beach County Amendments to the Florida Building Code, 8th Edition (2023), which provides that: Any owner or owner's 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, fire protection system, or accessible or flood resistant site element, 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, an addition has been erected or installed to the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1.
Issued: 09/15/2025 **Status:** CCH

2 **Details:** Section 105.1, Palm Beach County Amendments to the Florida Building Code, 8th Edition (2023), which provides that: Any owner or owner's 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, fire protection system, or accessible or flood resistant site element, 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, electrical work has been erected or installed to the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1.
Issued: 09/15/2025 **Status:** CCH

3 **Details:** Section 105.1, Palm Beach County Amendments to the Florida Building Code, 8th Edition (2023), which provides that: Any owner or owner's 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, fire protection system, or accessible or flood resistant site element, 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: Openings cut into the home's exterior walls to allow installation of air conditioning units.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1.
Issued: 09/15/2025 **Status:** CCH

Agenda No.: 093 **Complexity Level: -** **Status:** Active
Respondent: Gonzalez, Noel Enriquez **CEO:** Teresa G Rouse
3033 S Military Trl, Lot 20, Lake Worth, FL 33463-2107
Situs Address: 3033 S Military Trl, Lot 20, Lake Worth, FL **Case No:** C-2026-02230001
PCN: **Zoned:**
Violations:

1 **Details:** Section 105.1, Palm Beach County Amendments to the Florida Building Code, 8th Edition (2023), which provides that: Any owner or owner's 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, fire protection system, or accessible or flood resistant site element, 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: 02/26/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 2026 9:00 AM

Agenda No.: 094 **Complexity Level: -** **Status:** Active
Respondent: Sorribes, Armando Zamora; Longoria, Tatiana Acosta **CEO:** Teresa G Rouse
2117 W Palma Cir, West Palm Beach, FL 33415-7413
Situs Address: 2117 W Palma Cir, West Palm Beach, FL **Case No:** C-2026-04210024
PCN: 00-42-44-13-13-000-0130 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple structures have been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/24/2026 **Status:** CCH

3 **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, the pool barrier is not in compliance with this code section.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 04/24/2026 **Status:** CCH

Agenda No.: 095 **Complexity Level: -** **Status:** Active
Respondent: Sunset Apart LLC **CEO:** Teresa G Rouse
12555 Biscayne Blvd, 718, North Miami, FL 33181
Situs Address: 2051 E Bond Dr, West Palm Beach, FL **Case No:** C-2026-05110003
PCN: 00-42-44-14-36-001-0020 **Zoned:** RH

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. More specifically, the grass and weeds are overgrown and are not being maintained on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 05/13/2026 **Status:** SIT

2 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the structure's exterior wall is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 05/13/2026 **Status:** SIT

3 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, the asphalt driveway is in a state of disrepair and in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 05/13/2026 **Status:** CLS

cc: Occupant
Sunset Apart Llc

Agenda No.: 096 **Complexity Level: -** **Status:** Active
Respondent: West Palm Beach Management LLC **CEO:** Teresa G Rouse
317 71st St, Miami Beach, FL 33141
Situs Address: 2585 S Military Trl, West Palm Beach, FL **Case No:** C-2026-04060006
PCN: 00-42-44-13-41-002-0010 **Zoned:** UC

Violations:

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

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

More specifically, a mobile food vendor is operating form the site without a Temporary Use Permit issued by the Zoning Division.

Code: Unified Land Development Code - 1.A.2
Issued: 05/13/2026 **Status:** CCH

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

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

More specifically, the mobile food vendor has outdoor seating that requires review and approval by the Zoning Division.

Code: Unified Land Development Code - 1.A.2
Issued: 05/13/2026 **Status:** CCH

cc: Occupant
West Palm Beach Management Llc
West Palm Beach Management Llc

Agenda No.: 097 **Complexity Level: -** **Status:** Active
Respondent: Larry A Brunell and Marlene Brunell,Co-Trustees of the Larry Brunell and Marleene Brunell Revocable Trust (such trust having been established under that certain revocable trust agreement dated the 16th day of May 2024, by Larry A Brunell and Marlene Brunell as settlors and as co-trustees).
12062 Orange Blvd, West Palm Beach, FL 33412-1468
CEO: Christina G Stodd
Situs Address: 12062 Orange Blvd, West Palm Beach, FL **Case No:** C-2026-06240032
PCN: 00-41-42-34-00-000-1790 **Zoned:** AR

Violations:

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

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

I observed many cars on the property with "for sale" signs in the windows and writing on the windows advertising the year and make of the vehicle and the price. The zoning for this area is agricultural residential with a single family dwelling on the property and is not zoned as commercial.

Code: Unified Land Development Code - 1.A.2
Issued: 06/29/2026 **Status:** CCH

Agenda No.: 098 **Complexity Level: -** **Status:** Active
Respondent: Body of Christ International Church Inc
831 NW 171st St, Miami, FL 33169-5334
CEO: Christina G Stodd
Situs Address: 62nd Ct N, West Palm Beach, FL **Case No:** C-2026-04290003
PCN: 00-41-42-33-00-000-5550 **Zoned:** AR

Violations:

3 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 05/12/2026 **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 garbage, vegetative debris, chairs, "porto-potties", boat, and construction debris observed openly stored on a vacant lot with no active building permits.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/12/2026 **Status:** CCH

5 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fencing around the property is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/12/2026 **Status:** CCH

6 **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: 05/12/2026 **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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/12/2026 **Status:** CCH

cc: Body Of Christ International Church Inc

Agenda No.: 099 **Complexity Level: -** **Status:** Active
Respondent: Colstock, Sandra Clarke **CEO:** Christina G Stodd
12477 86th Rd N, West Palm Beach, FL 33412-2602
Situs Address: 12477 86th Rd N, West Palm Beach, FL **Case No:** C-2026-05260031
PCN: 00-41-42-22-00-000-1850 **Zoned:** AR
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: 05/29/2026 **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, cars in disrepair on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/29/2026 **Status:** CCH

Agenda No.: 100 **Complexity Level: -** **Status:** Active
Respondent: Holtz, Kimberly H **CEO:** Christina G Stodd
12441 61st Ln N, West Palm Beach, FL 33412-2025
Situs Address: 12356 61st Ln N, West Palm Beach, FL **Case No:** C-2026-04210010
PCN: 00-41-42-34-00-000-5870 **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, large shed thas been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2026 **Status:** CCH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2026 **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, raised structure on the SW backyard has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2026 **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, shed under raised structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2026 **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, several canvas structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2026 **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, metal fencing and gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2026 **Status:** CCH

Agenda No.: 101 **Complexity Level: -** **Status:** Active
Respondent: Vasireddy, Padmaja; Merugu, Kiran Reddy **CEO:** Christina G Stodd
1047 Grove Park Cir, Boynton Beach, FL 33436-9437
Situs Address: 6628 Seminole Pratt Whitney Rd, Loxahatchee, FL **Case No:** C-2026-06110019
PCN: 00-40-42-36-00-000-1720 **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 pallets, construction materials, dumpster trailers, and pots observed openly stored on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/16/2026 **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: 06/16/2026 **Status:** CCH

3 **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.
Code: Unified Land Development Code - 4.B.1.E.11.d
Issued: 06/16/2026 **Status:** CCH

cc: Planthub Llc
Planthub Llc

Agenda No.: 102 **Complexity Level: -** **Status:** Active
Respondent: Perez, Michael T **CEO:** Christina G Stodd
11032 54th St N, West Palm Beach, FL 33411-8801
Situs Address: 11032 54th St N, West Palm Beach, FL **Case No:** C-2026-04130009
PCN: 00-41-43-02-00-000-5410 **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. Wood and wire fence is in disrepair and needs to be repaired.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/23/2026 **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, wood and wire fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/23/2026 **Status:** CCH

Agenda No.: 103 **Complexity Level: -** **Status:** Active
Respondent: Albury, Lewis S **CEO:** Rl Thomas
16433 E Yorkshire Dr, Loxahatchee, FL 33470-3747
Situs Address: 16433 E Yorkshire Dr, Loxahatchee, FL **Case No:** C-2026-05290008
PCN: 00-40-43-13-00-000-3710 **Zoned:** AR
Violations:

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/29/2026 **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: 05/29/2026 **Status:** CCH

4 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 05/29/2026 **Status:** CCH

Agenda No.: 104 **Complexity Level: -** **Status:** Active
Respondent: Dahlen, Carmen R **CEO:** Rl Thomas
15705 99th St N, West Palm Beach, FL 33412-3203
Situs Address: 15705 99th St N, West Palm Beach, FL **Case No:** C-2026-01080011
PCN: 00-41-42-18-00-000-3150 **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: Advertising for personal services from the property.
Code: Unified Land Development Code - 1.A.2
Issued: 05/08/2026 **Status:** CCH

Agenda No.: 105 **Complexity Level: -** **Status:** Active
Respondent: Goodrich, Jonathan M **CEO:** Rl Thomas
12287 83rd Ln N, West Palm Beach, FL 33412-2251
Situs Address: 12287 83rd Ln N, West Palm Beach, FL **Case No:** C-2026-06080009
PCN: 00-41-42-22-00-000-5310 **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. More specifically, excessive number of RV's.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 06/08/2026 **Status:** CCH

Agenda No.: 106 **Complexity Level: -** **Status:** Active
Respondent: Ramjas, Rajindra; Rajkumar, Bhagwanda **CEO:** Rl Thomas
11619 Lincoln St, Jamaica, NY 11420-2616
Situs Address: 16031 78th Rd N, Loxahatchee, FL **Case No:** C-2026-01020005
PCN: 00-40-42-25-00-000-1250 **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 a livable space without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/24/2026 **Status:** CCH

Agenda No.: 107 **Complexity Level: -** **Status:** Active
Respondent: Santiesteban, Eduardo Y; Santiesteban, Maricelis **CEO:** Rl Thomas
5605 1st Rd, Lake Worth, FL 33467-6401
Situs Address: 5605 1st Rd, Lake Worth, FL **Case No:** C-2026-05200031
PCN: 00-42-43-27-05-032-8450 **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: 05/20/2026 **Status:** CCH

Agenda No.: 108 **Complexity Level: -** **Status:** Active
Respondent: Vidal, Roberto; Vidal, Llayme **CEO:** Rl Thomas
15476 96th Ln N, West Palm Beach, FL 33412-2517
Situs Address: 15476 96th Ln N, West Palm Beach, FL **Case No:** C-2026-04300010
PCN: 00-41-42-18-00-000-1610 **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: 05/04/2026 **Status:** CCH

Agenda No.: 109 **Complexity Level:** 1 **Status:** Active
Respondent: Peate, Thomas Richard **CEO:** Marcus J Williams
725 Mallard Dr, Delray Beach, FL 33444-2026
Situs Address: 5341 Garfield Rd, Delray Beach, FL **Case No:** C-2026-01090026
PCN: 00-42-46-23-03-000-6930 **Zoned:** RS

Violations:

1 **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance. More specifically, the easement in the rear of the property must be cut of all overgrowth, and properly maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 01/13/2026 **Status:** CCH

Agenda No.: 110 **Complexity Level:** - **Status:** Active
Respondent: PALOMO, JORDY A **CEO:** Charles Zahn
4395 Melaleuca Trl, West Palm Beach, FL 33406-5706
Situs Address: 4395 Melaleuca Trl, West Palm Beach, FL **Case No:** C-2026-03310023
PCN: 00-42-44-12-07-000-0050 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/03/2026 **Status:** CCH

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/03/2026 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/03/2026 **Status:** CCH

Agenda No.: 111 **Complexity Level:** - **Status:** Active
Respondent: SILVERLEAF HOA INC **CEO:** Charles Zahn
10191 W Sample Rd, Ste 203, Coral Springs, FL 33065-395
Situs Address: 6006 Gateview Ter, Lake Worth, FL **Case No:** C-2026-05290007
PCN: 00-42-44-40-07-015-0000 **Zoned:** PUD

Violations:

1 **Details:** Regular maintenance, repair, or replacement of landscape barriers and focal points, including landscape structures (e.g., walls, fences, fountains, and benches) in order to keep them in a structurally sound condition.
Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.
Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process.
Specifically: dead, damaged, diseased or missing vegetation in the landscape barrier.
Code: Unified Land Development Code - 7.E.3.B
Unified Land Development Code - 7.F.3.A.1
Unified Land Development Code - 7.F.3.A.2
Issued: 06/09/2026 **Status:** CCH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 2026 9:00 AM

Agenda No.: 112 **Complexity Level:** 1 **Status:** Active
Respondent: Singh, Michelle **CEO:** Charles Zahn
4699 Clemens St, Lake Worth, FL 33463-8741
Situs Address: 4699 Clemens St, Lake Worth, FL **Case No:** C-2026-07010006
PCN: 00-42-44-24-08-013-0150 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structure in the rear yard has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/07/2026 **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, installation of pipes, plumbing in the rear yard causing damage to the canal bank installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/07/2026 **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, patio roof has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/07/2026 **Status:** CCH

Agenda No.: 113 **Complexity Level:** - **Status:** Active
Respondent: Almaguer, Johncar Luis; Rivero, Yaniet Diaz **CEO:** Teresa G Rouse
2158 E Palma Cir, West Palm Beach, FL 33415-7408
Situs Address: 2158 E Palma Cir, West Palm Beach, FL **Case No:** C-2026-04090025
PCN: 00-42-44-13-13-000-0040 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a 6-foot metal fence and gate have been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2026 **Status:** CCH

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

More specifically, install, repair, and maintain a swimming pool barrier in accordance with the Florida Building Code.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/13/2026 **Status:** CCH

Agenda No.: 114 **Complexity Level:** 1 **Status:** Active
Respondent: RREEF AMERICA REIT II CORP. J **CEO:** Steve G Bisch

1200 S Pine Island Rd, Plantation, FL 33324

Situs Address: 9772 Glades Rd, Boca Raton, FL **Case No:** C-2026-02120040

PCN: 00-42-47-18-12-001-0000 **Zoned:** CG

Violations:

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

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

Observation: A temporary communications tower location has been established in the parking lot at this location including two towers generator and truck without a temporary permit

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

Issued: 02/17/2026 **Status:** CCH

cc: Westwinds Of Boca/Prop Tax Dept 207

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. "