



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 06, 2026 11:00 AM

Special Magistrate: William Toohey

Agenda No.:	001	Complexity Level:	1	Status:	Active
Respondent:	Boodram, Leela			CEO:	Brian Burdett
	11289 68th St N, West Palm Beach, FL 33412-1832				
Situs Address:	11289 68th St N, West Palm Beach, FL			Case No:	C-2023-12140002
PCN:	00-41-42-35-00-000-1740			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, two metal carport structures has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/21/2023 Status: MCCH 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, metal fence with gates has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/21/2023 Status: MCCH 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, garage conversion has been erected or installed without a valid alteration building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/21/2023 Status: MCCH 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, detached garage permit # B-2022-056196 has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 12/21/2023 Status: MCCH				

Agenda No.:	002	Complexity Level:	1	Status:	Active
Respondent:	Abbasi, Ali			CEO:	Darrin L Emmons
	10353 Milburn Ln, Boca Raton, FL 33498-4609				
Situs Address:	10353 Milburn Ln, Boca Raton, FL			Case No:	C-2025-04040009
PCN:	00-41-47-12-09-003-0110			Zoned:	RE
Violations:	1 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-041846-0000 has become inactive or expired. Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 04/24/2025 Status: MCCH				

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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-2021-041846-0000 has become inactive.

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

Issued: 04/24/2025

Status: MCCH

Agenda No.: 003

Complexity Level: 1

Status: Active

Respondent: Eramo, Louis C III; Woolcock, Shelley A

CEO: Darrin L Emmons

Situs Address: 13835 47th Ct N, West Palm Beach, FL

Case No: C-2024-04160012

PCN: 00-41-43-09-00-000-4040

Zoned: AR

Violations:

- 1

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

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, a pond has been filled without a building site development permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 04/16/2024

Status: MCCH
- 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 wood and wire fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 04/16/2024

Status: CLS
- 4

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 04/16/2024

Status: MCCH
- 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 roofed canopy type of structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 04/16/2024

Status: CLS

CODE COMPLIANCE

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Agenda No.:	004	Complexity Level:	1	Status:	Active
Respondent:	Lopez, Santiago; Lopez, Kimberly	CEO:	Darrin L Emmons		
	11988 52nd Rd N, Royal Palm Beach, FL 33411-9039				
Situs Address:	11988 52nd Rd N, West Palm Beach, FL	Case No:	C-2024-04250001		
PCN:	00-41-43-02-00-000-7790	Zoned:	AR		
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood and wire fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/25/2024 Status: MCCH 2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a 6-foot wood-on-wood fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/25/2024 Status: MCCH 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 shipping container type structure has been placed on this residential property without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/25/2024 Status: MCCH 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 paver driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/25/2024 Status: MCCH				

Agenda No.:	005	Complexity Level:	1	Status:	Active
Respondent:	HRC INVESTMENT GROUP LLC	CEO:	Jose Feliciano		
	348 Davis Rd, Lake Worth Beach, FL 33461-1905				
Situs Address:	Congress Ave, Lantana, FL	Case No:	C-2023-10040024		
PCN:	00-43-45-05-21-001-0000	Zoned:	RM		
Violations:	1 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 10/06/2023 Status: MCCH 2 Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-044532 has become inactive or expired. The final inspection shall be made after all work required by the building permit is completed. More Specifically, B-2021-044532 requires final inspection and sign-off. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 10/06/2023 Status: MCCH				

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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-2021-029387 has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit # B-2021-029387 requires final inspection and sign-off.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10

Issued: 10/06/2023Status: MCCH

cc: Commissioners

Agenda No.: 006Complexity Level: 1Status: Active

Respondent: 2478 KENTUCKY LLCCEO: John Gannotti

500 Santa Fe Rd, West Palm Beach, FL 33460 United States

Situs Address: 2478 Kentucky St, West Palm Beach, FLCase No: C-2024-09250014

PCN: 00-43-44-05-11-002-0011Zoned: 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, Carport Enclosure has been erected or installed without a valid building permit.

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

Issued: 09/25/2024Status: CLS
- 2

Details:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 4' Chain Link Fence/ Gate has been erected or installed without a valid building permit.

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

Issued: 09/25/2024Status: MCCH
- 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, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.

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

Issued: 09/25/2024Status: MCCH
- 4

Details:

Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Code: Unified Land Development Code - 6.D.1.A.1.b.2

Issued: 09/25/2024Status: CLS
- 5

Details:

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

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

Issued: 09/25/2024Status: CLS

cc: 2478 Kentucky Llc
2478 Kentucky Llc

Agenda No.: 007Complexity Level: -Status: Active

Respondent: Mendoza, EfrainCEO: Elizabeth A Gonzalez

6223 Garrett St, Jupiter, FL 33458-6641

Situs Address: 1058 2nd St, Jupiter, FL 33458Case No: C-2021-06220003

PCN: 00-42-41-03-01-000-1840Zoned: RH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 06, 2026 11:00 AM

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, chain link fence and gate has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/22/2021 Status: MCCH
	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, air conditioning units have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/22/2021 Status: MCCH
	5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the garage has been enclosed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 06/22/2021 Status: MCCH
	7	Details: All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. Code: Palm Beach County Property Maintenance Code - Section 14-33 (h) Issued: 06/22/2021 Status: MCCH

cc: Code Enforcement

Agenda No.: 008	Complexity Level: 1	Status: Active
Respondent: 5245 COUGARS PROWL LLC 1035 S State Road 7, Ste 215, Wellington, FL 33414-6137		CEO: Dennis A Hamburger
Situs Address: 5245 Cougars Prowl, Lake Worth, FL		Case No: C-2023-07050007
PCN: 00-41-44-35-01-000-1140		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, structure for the horse gym has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/07/2023 Status: MCCH
	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 # AP-2022-008885-000 (Ag improvement process) has become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 07/07/2023 Status: MCCH

Agenda No.: 009	Complexity Level: 1	Status: Active
Respondent: CARBALLO, JUAN JOSE 5329 Marcia Pl, West Palm Beach, FL 33407-1664		CEO: Nedssa Miranda
Situs Address: 5329 Marcia Pl, West Palm Beach, FL		Case No: C-2024-03180016
PCN: 00-42-43-02-01-006-0210		Zoned: RM

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 06, 2026 11:00 AM

Violations:

- 1

Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

Please discontinue parking any vehicles that do not meet the above criteria.

Code: Unified Land Development Code - 6.A.1.B.2.a

Issued: 03/19/2024

Status: CLS
- 2

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

Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)

Issued: 03/19/2024

Status: MCCH
- 3

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

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including not limited any items storage on public view at the rear of yard.

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

Issued: 03/19/2024

Status: CLS
- 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.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 03/19/2024

Status: CLS
- 5

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

Obtain required building permits for the Window installation or remove the Window installation.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 03/19/2024

Status: MCCH
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Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 erected or installed without a valid building permit.

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 03/19/2024

Status: MCCH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 06, 2026 11:00 AM

Agenda No.: 010	Complexity Level: 1	Status: Active
Respondent: CASE, PATRICIA		CEO: Ronald Ramos
	9426 Sunrise Dr, West Palm Beach, FL 33403-1081	
Situs Address: 9426 Sunrise Dr, West Palm Beach, FL		Case No: C-2023-05310028
PCN: 00-43-42-18-02-000-0130		Zoned: RM

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, 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: 06/20/2023**Status:** MCCH

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

>>>More specifically, please 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: 06/20/2023**Status:** MCCH

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

>>>More specifically, remove the storm shutters from the windows (unless there is an impending hurricane).Maintain windows, doors and frames in sound condition, good repair and weather-tight.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 06/20/2023**Status:** MCCH

4 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.

>>>More specifically, store garbage containers so that they are screened from view from streets or public right-of-way.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 06/20/2023**Status:** MCCH

Agenda No.: 011	Complexity Level: 1	Status: Active
Respondent: Hyppolite, Patrick F		CEO: Teresa G Rouse
22476 Swordfish Dr, Boca Raton, FL 33428-4610		
Situs Address: 22476 Swordfish Dr, Boca Raton, FL	Case No: C-2025-01080008	
PCN: 00-41-47-27-03-001-0250	Zoned: RT	

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, but not limited to, multiple vehicles parked on the driveway that appear to be inoperable. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 01/15/2025 Status: MCCH
3	Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Specifically, there appears to be an unlicensed and/or unregistered car parked on the driveway. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 01/15/2025 Status: MCCH

Agenda No.: 012	Complexity Level: 1	Status: Active
Respondent: Rockoff, Meshullam U		CEO: Omar J Sheppard
16318 E Wiltshire Dr, Loxahatchee, FL 33470-4044		
Situs Address: 16318 E Wiltshire Dr, Loxahatchee, FL		Case No: C-2025-02200011

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 06, 2026 11:00 AM

PCN:	00-40-43-24-00-000-4060	Zoned:	AR
Violations:	1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 03/14/2025 Status: MCCH		

Agenda No.: 013

Respondent: Stanley, George J

Situs Address: 12440 66th St N, West Palm Beach, FL

PCN: 00-41-42-34-00-000-2130

Complexity Level: 1

12439 Tangerine Blvd, West Palm Beach, FL 33412-2041

Case No: C-2023-07030016

Zoned: AR

Status: Active

CEO: Christina G Stodd

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: 07/19/2023 Status: CLS		
	2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a driveway with turnout and culvert has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/19/2023 Status: MCCH		
	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 shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/19/2023 Status: MCCH		
	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 light pole has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/19/2023 Status: MCCH		
	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, electrical work on the light pole and associated electrical service equipment has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/19/2023 Status: MCCH		
	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, fencing and gates has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/19/2023 Status: MCCH		
	7 Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically there are multiple commercial vehicles on the property. Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 07/19/2023 Status: MCCH		

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 06, 2026 11:00 AM

Agenda No.:	014	Complexity Level:	-	Status:	Active
Respondent:	Stratemeyer LLC			CEO:	Rl Thomas
	132 Ocean Pines Ter, Jupiter, FL 33477				
Situs Address:	1621 S Military Trl, West Palm Beach, FL	Case No:	C-2024-06260006		
PCN:	00-42-44-12-41-001-0010	Zoned:	UI		
Violations:	1 Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 07/02/2024Status: CLS 2 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/02/2024Status: CLS 3 Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 07/02/2024Status: MCCH				

Agenda No.:	015	Complexity Level:	1	Status:	Active
Respondent:	Psaroudis, Dennis			CEO:	Maggie Bernal
	2855 Floral Rd, Lake Worth, FL 33462-3820				
Situs Address:	2855 Floral Rd, Lake Worth, FL	Case No:	C-2025-01160010		
PCN:	00-43-45-05-01-012-0360	Zoned:	RS		
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/21/2025Status: MCCH				

Agenda No.:	016	Complexity Level:	1	Status:	Active
Respondent:	Blue Devil 83, LLC			CEO:	Jamie G Illicete
	120 Jupiter Key Rd, Unit 3, Jupiter, FL 33477				
Situs Address:	2480 Cardinal Ln, Palm Beach Gardens, FL	Case No:	C-2024-05030012		
PCN:	00-43-41-29-00-000-1100	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, alterations to exterior of structure (removal of windows, installation of exterior doors, cut hole in exterior wall for a/c unit) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/15/2024Status: MCCH 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, aluminum roofed overhang, over patio on the eastside of structure, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/15/2024Status: MCCH				

cc: Blue Devil 83, Llc

Agenda No.:	017	Complexity Level:	1	Status:	Active
Respondent:	Allen I. Kaplan and Linda F. Kaplan, Trustees of the Kaplar Revocable Trust dated December 15, 2008	CEO:	Debbie N Plaud		

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 06, 2026 11:00 AM

Situs Address: 1661 SW 64th Way, Boca Raton, FL

Case No: C-2023-11290017

PCN: 00-42-47-30-01-005-0320

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. Specifically, the garage has been enclosed into a living space without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** AOC

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. Specifically, a secondary electrical box and electrical outlets have been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** AOC

3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, plumbing for a kitchen has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** AOC

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. Specifically, plumbing for a bathroom has been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** AOC

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 water heater has been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** AOC

cc: Allen I. Kaplan And Linda F. Kaplan, Trustees Of The Kaplan Revocable Trust Dated December 15, 2008

Agenda No.: 018

Complexity Level: 1

Status: Active

Respondent: HAUSER, VICTORIA

CEO: Brian Burdett

12543 73rd Ct N, West Palm Beach, FL 33412-1471

Situs Address: 12543 73rd Ct N, West Palm Beach, FL 33412

Case No: C-2021-02260015

PCN: 00-41-42-27-00-000-7230

Zoned: AR

Violations:

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| 1 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited vegetative debris, wire and wood and mulch.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 03/05/2021</p> | |
| | <p>Status: CLS</p> | |

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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2	Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, several large piles of fill. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, 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 large piles of fill has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.9 Issued: 03/05/2021 Status: CLS
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Pole wire fence, gate and concrete columns have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/05/2021 Status: MCCH
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, pool barrier aluminum white fence no permit has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/05/2021 Status: MCCH

Agenda No.: 019	Complexity Level: -	Status: Active
Respondent: Blue Devil 83 Llc		CEO: Ronald Ramos
120 JUPITER KEY Rd, Unit 3, Jupiter, FL 33477		
Situs Address: 2480 Cardinal Ln, Palm Beach Gardens, FL 33410		Case No: C-2022-07070021
PCN: 00-43-41-29-00-000-1100		Zoned: RS

Violations:	3 Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. >>>More specifically, park the boats and trailers in the side or rear yard and screen the boats and trailers 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.1.c Issued: 07/27/2022	Status: MCCH
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CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 06, 2026 11:00 AM

- 4

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

>>>>More specifically, A DETACHED ACCESSORY STRUCTURE (LOCATED IN THE MID -TO- S/E QUADRANT)has been erected or installed without a valid building permit. Obtain required building permits for the DETACHED ACCESSORY STRUCTURE (LOCATED IN THE MID -TO- S/E QUADRANT) or remove the DETACHED ACCESSORY STRUCTURE (LOCATED IN THE MID -TO- S/E QUADRANT).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

Issued: 07/27/2022

Status: MCCH

cc: Blue Devil 83 Llc

ADJOURNMENT:

"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. "