



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 2026 11:00 AM

Special Magistrate: Richard Gendler

Agenda No.: 001

Respondent: Fortune Farms LLC

Situs Address: Simone Dr, Loxahatchee , FL

PCN: 00-40-42-32-00-000-5280

Complexity Level: -

CEO: Jen L Batchelor

Case No: C-2023-10050007

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, mounds of fill dirt, a berm, and site development. Code: PBC Amendments to FBC 7th Edition (2020) - 110.9 Issued: 10/05/2023 Status: MCCH
	2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 10/05/2023 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 large canopy structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/05/2023 Status: MCCH
	4	Details: Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, an Outdoor Gun Range is a prohibited use in your zoning district. Code: Unified Land Development Code - 4.A.7.C.6 Issued: 10/05/2023 Status: MCCH
	5	Details: An accessory use shall continue only as long as the principal use that it serves remains active. More specifically, an hemispherical barn or shade accessory structure has been erected or installed without a primary structure. Code: Unified Land Development Code - 4.B.1.D.5 Issued: 10/05/2023 Status: MCCH

cc: Fortune Farms Llc
Fortune Farms Llc
Spinosa, Michael

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

Agenda No.:	002	Complexity Level:	1	Status:	Active														
Respondent:	Fakheruddin Mustafa & Bilkis Akther, Co-Trustees of the Fakheruddin Mustafa and Bilkis Akther Revocable Trust 2064 E Carrol Cir, West Palm Beach, FL 33415-7310			CEO:	Maggie Bernal														
Situs Address:	2064 E Carol Cir, West Palm Beach, FL			Case No:	C-2023-09110042														
PCN:	00-42-44-13-11-000-0640			Zoned:	RM														
Violations:	<table><tr><td>1</td><td> Details: One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. Code: Palm Beach County Property Maintenance Code - Section 14-33 (c) Issued: 10/17/2023 Status: CCH </td></tr><tr><td>2</td><td> 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: 10/17/2023 Status: MCCH </td></tr><tr><td>3</td><td> 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. 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: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 10/17/2023 Status: MCCH </td></tr><tr><td>4</td><td> 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 has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/17/2023 Status: MCCH </td></tr><tr><td>5</td><td> 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 7th Edition (2020) - 105.1 Issued: 10/17/2023 Status: MCCH </td></tr><tr><td>6</td><td> 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: Obtain a Certificate of Completion for Detached Efficiency/Apartment 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: Detached Efficiency/Apartment has been erected without permits. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 111.5 Issued: 10/17/2023 Status: MCCH </td></tr><tr><td>7</td><td> 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 Light fixtures has been erected or installed without a valid building permit. 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Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 10/17/2023 Status: MCCH
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CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

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

Code: Palm Beach County Property Maintenance Code - Section 14-36

Issued: 10/17/2023 **Status:** MCCH
- 9

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.

Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)

Issued: 10/17/2023 **Status:** MCCH
- 10

Details: A minimum of thirty (30") inches of clearance shall be provided in front of electrical control panels for access. Floor markings of contrasting colors to the floor shall be installed to designate the required clearance.

Code: Palm Beach County Codes & Ordinances - 11.1.10

Issued: 10/17/2023 **Status:** MCCH
- 11

Details: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle. Every bathroom shall contain at least one receptacle.

Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Palm Beach County Property Maintenance Code - Section 14-46 (d) (2)

Issued: 10/17/2023 **Status:** MCCH
- 12

Details: Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner.

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

Issued: 10/17/2023 **Status:** MCCH
- 13

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

More specifically: Interior and/or exterior renovations/conversions (conversion to habitable space), without the proper permits is prohibited.

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

Issued: 10/17/2023 **Status:** MCCH
- 14

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: outdoor sink & faucet has been erected or installed without a valid building permit.

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

Issued: 10/17/2023 **Status:** CLS
- 15

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 window unit(s) has been erected or installed without a valid building permit.

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

Issued: 10/17/2023 **Status:** MCCH

cc: Bilkis Akther Co-Trustees, Fakheruddin Mustafa

Agenda No.: 003

Respondent: Palmyra Estates Homeowners' Association, Inc.

Situs Address: Hypoluxo Road & Lawrence Road (875 feet west)

PCN:

Complexity Level: 2

2101 Corporate Blvd NW, Unit 410, Boca Raton, FL 33431

Median Landscaping & Irrigation

Status: Active

CEO: Maggie Bernal

Case No: C-2025-07100005

Zoned:

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 2026 11:00 AM

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 #R2002-0141 and Petition #PDD2001-024. More Specifically: 1) Failure to comply with conditions of Palm Beach County Right-of-Way Permit #LA00142-0703 And Palm Beach County Right-of-Way permitting Ordinance #2019-0030 By Failing to Maintain Median Landscaping by Failing to Mow, Edge, Remove Trash, Debris and Weeds. Remove Dead Plant Material and Replace with Same Kind. Remove Dead Plants Material and Replace with Same Kind. Remove Volunteer Cabbage Palms within Median. Trim Hedges Back from Curb and Remove Debris from Curb Lines. Failure to Maintain Irrigation Systems to so that Grass and Plant Material Doesn't Die. 2) Petition #PDD2001-024, Resolution #R-2002-0141, Conditions- E.3.A,B,C. Code: Unified Land Development Code - 2.A.11 Issued: 07/30/2025 Status: MCCH
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cc: Kovitz, Shifrin, Nesbit
Palmyra Estates Homeowners' Association, Inc.
Palmyra Estates Homeowners' Association, Inc.
Palmyra Estates Homeowners' Association, Inc.

Agenda No.:	004	Complexity Level:	1	Status:	Active
Respondent:	SCHROADER, JASON; SCHROADER, DOROTHY 391 Foresta Ter, West Palm Beach, FL 33415-2611	CEO:	Maggie Bernal		
Situs Address:	391 Foresta Ter, West Palm Beach, FL	Case No:	C-2024-07030009		
PCN:	00-42-44-02-18-001-0200	Zoned:	RH		
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, 6' Wood Fence/ Gate has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/09/2024 Status: MCCH				

Agenda No.:	005	Complexity Level:	1	Status:	Removed
Respondent:	Ticas, Oscar L 1838 Violet Ave, West Palm Beach, FL 33415-6348	CEO:	Maggie Bernal		
Situs Address:	1838 Violet Ave, West Palm Beach, FL	Case No:	C-2023-03160003		
PCN:	00-42-44-11-06-029-0250	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. Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 03/16/2023 Status: CLS 2 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 03/16/2023 Status: CLS 3 Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered 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. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 03/16/2023 Status: CLS 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/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: 03/16/2023 Status: CLS				

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 2026 11:00 AM

- 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: Paved driveway has been erected or installed without a valid building permit.

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

Issued: 03/16/2023

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: Fence has been erected or installed without a valid building permit.

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

Issued: 03/16/2023

Status: MCCH

Agenda No.: 006

Complexity Level: 1

Status: Active

Respondent: Moll, Camilo Pineiro

CEO: Brian Burdett

695 Dixie Ln, West Palm Beach, FL 33415-3623

Situs Address: 695 Dixie Ln, West Palm Beach, FL

Case No: C-2024-07260003

PCN: 00-42-44-02-01-000-1021

Zoned: RS

- Violations:

2

Details:

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

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

Issued: 07/31/2024

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. More specifically, open storage including but not limited to fencing material.

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

Issued: 07/31/2024

Status: CLS

Agenda No.: 007

Complexity Level: -

Status: Active

Respondent: Wiggins, Puncho

CEO: Brian Burdett

17645 77th Ln N, Loxahatchee, FL 33470-2922

Situs Address: 17645 77th Ln N, Loxahatchee, FL

Case No: C-2023-05300022

PCN: 00-40-42-26-00-000-3520

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 garage door enclosure on the southwest side of the house has been erected or installed without a valid building permit.

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

Issued: 06/02/2023

Status: MCCH

2

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: 06/02/2023

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, light poles have been erected or installed without a valid building permit.

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

Issued: 06/02/2023

Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 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, fencing has been erected or installed without a valid building permit.

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

Issued: 06/02/2023

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, a barn or roof structure on the rear of the storage building has been erected or installed without a valid building permit.

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

Issued: 06/02/2023

Status: MCCH

Agenda No.: 008

Complexity Level: -

Status: Active

Respondent: The Beatriz Martinez Revocable Living Trust Agreement

CEO: Richard F Cataldo

dated September 8th, 2022

10683 Shady Pond Ln, Boca Raton, FL 33428-5723

Situs Address: 10683 Shady Pond Ln, Boca Raton, FL

Case No: C-2023-03090014

PCN: 00-41-47-25-09-000-1800

Zoned: RS

Violations:

- 4

Details:

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

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

Issued: 03/10/2023

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, an attached roofed/screened structure at the rear of the residence has been erected or installed without a valid building permit.

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

Issued: 03/10/2023

Status: MCCH

Agenda No.: 009

Complexity Level: 1

Status: Active

Respondent: Malafronte, Frank R

CEO: Darrin L Emmons

17285 42nd Rd N, Loxahatchee, FL 33470-3510

Situs Address: 17285 42nd Rd N, Loxahatchee, FL

Case No: C-2024-02210011

PCN: 00-40-43-11-00-000-5540

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, there are two shipping type containers on this residential property without a valid building permit.

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

Issued: 02/26/2024

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 metal accessory building has been erected or installed without a valid building permit.

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

Issued: 02/26/2024

Status: MCCH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

Agenda No.:	010	Complexity Level:	-	Status:	Active
Respondent:	PETRIE, Lance Douglas; ; ARIAS GIRALDO, Yulyan Ke			CEO:	Elizabeth A Gonzalez
	15720 112th Dr N, Jupiter, FL 33478-6729				
Situs Address:	15720 112th Dr N, Jupiter, FL 33478			Case No:	C-2021-02110001
PCN:	00-41-41-14-00-000-1100			Zoned:	AR
Violations:	1 Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, the exposed exterior plywood siding of the premises requires proper repair and maintenance, along with a valid building permit obtained from the County Building Department. Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 02/11/2021 Status: MCCH				
cc:	Arias Giraldo, Yulyan Kelly Petrie, Lance Douglas				

Agenda No.:	011	Complexity Level:	1	Status:	Active
Respondent:	Cruz, Daniel D; Gallego, Ilmer A			CEO:	Dennis A Hamburger
	2842 Somerset Rd, Lake Worth, FL 33462-3866				
Situs Address:	2842 Somerset Rd, Lake Worth, FL 33462			Case No:	C-2022-07120013
PCN:	00-43-45-05-01-014-0040			Zoned:	RS
Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a gazebo has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/20/2022 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 fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/20/2022 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: 07/20/2022 Status: MCCH 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.1.b Issued: 07/20/2022 Status: MCCH 5 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 07/20/2022 Status: MCCH				

Agenda No.:	012	Complexity Level:	1	Status:	Active
Respondent:	BUSS, SANDRA C; PAZMINO, PAULINA			CEO:	Nedssa Miranda
	5956 Golden Eagle Cir, Palm Beach Gardens, FL 33418-15				
Situs Address:	5983 Lime Rd, West Palm Beach, FL			Case No:	C-2025-03170027
PCN:	00-42-43-35-13-026-0011			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. 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, remove all rubbish, all open storage and liter off the entire property and including the area of the easement Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)				

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

	Issued: 03/18/2025 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, FENCE (METAL AND PVC) has been erected or installed without a valid building permit. Obtain required building permits for the FENCE (METAL AND PVC) or remove the FENCE (METAL AND PVC). 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: 03/18/2025 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, DRIVEWAY has been erected or installed without a valid building permit. Obtain required building permits for the DRIVEWAY or remove the DRIVEWAY. Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/18/2025 Status: MCCH 7 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 and including the overgrowth on the easement. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 03/18/2025 Status: MCCH
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Agenda No.: 013 **Complexity Level:** - **Status:** Active
Respondent: ESTRADA, ANDRES; ESCALANTE, LILIA **CEO:** Nedssa Miranda
5319 Harriet Pl, West Palm Beach, FL 33407-1629
Situs Address: 5319 Harriet Pl, West Palm Beach, FL 33407 **Case No:** C-2022-12300010
PCN: 00-42-43-02-01-005-0200 **Zoned:** RM
Violations:

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, fence (chain-link and PVC) has been erected or installed without a valid building permit. Obtain required building permits for the fence (chain-link and PVC) or remove the fence (chain-link and PVC). Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/30/2022 Status: MCCH
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Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: WILLIAMS, ETHANS S **CEO:** Nedssa Miranda
12162 72nd Ct N, West Palm Beach, FL 33412-1442
Situs Address: 5375 45th St, West Palm Beach, FL **Case No:** C-2023-03270019
PCN: 00-42-43-02-01-002-0241 **Zoned:** RM

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 2026 11:00 AM

Violations:	2	Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered 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. Remove all unlicensed/unregistered vehicles or obtain licenses/registrations for such vehicles. One vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is operable and completely screened from view from adjacent roads and lots. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 03/28/2023 Status: MCCH
	3	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: 03/28/2023 Status: CLS
	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, fence (wood) has been erected or installed without a valid building permit. Obtain required building permits for the fence (wood) or remove the fence (wood). Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/28/2023 Status: MCCH
	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, 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. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/28/2023 Status: MCCH

Agenda No.: 015Complexity Level: -Status: Active

Respondent: Sidney McKinney and Charles H. Burns, Co-Trustees of the Dajuan McKinney Special Needs Trust under Agreement dated December 31, 2013.CEO: Christina G Stodd

15781 79th Ct N, Loxahatchee, FL 33470-3164

Situs Address: 15781 79th Ct N, Loxahatchee, FLCase No: C-2024-08210029

PCN: 00-41-42-30-00-000-3170Zoned: AR

Violations:	4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a paver driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/30/2024 Status: MCCH

Agenda No.: 016Complexity Level: -Status: Removed

Respondent: AGUIRRE, ENRIQUECEO: Rl Thomas

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

143 NW 14th Ave, Boynton Beach, FL 33435-2634		
Situs Address:	5945 Eddy Ct, Lake Worth, FL 33463	Case No: C-2020-11190018
PCN:	00-42-44-34-31-000-1160	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, several roofed structures has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 12/29/2020 Status: AONC 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, brick paving has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 12/29/2020 Status: AONC 3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an extended driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 12/29/2020 Status: AONC	

Agenda No.:	017	Complexity Level:	1	Status:	Active
Respondent:	Cifone, Mark D; Cifone, Dawn Marie; Cifone, Mark L; Cifone, Maryann C 17766 Mellen Ln, Jupiter, FL 33478-4672			CEO:	Joanna Mirodias
Situs Address:	17766 Mellen Ln, Jupiter, FL 33478			Case No:	C-2021-04050005
PCN:	00-41-41-03-00-000-1930			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 fence and gate have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/06/2021 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, the shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/06/2021 Status: MCCH 3 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 04/06/2021 Status: SMO 4 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.1.d Issued: 04/06/2021 Status: SMO				

Agenda No.:	018	Complexity Level:	1	Status:	Active
Respondent:	2017-2 IH Borrower LP			CEO:	Teresa G Rouse
	1201 Hays St, Tallahassee, FL 32301-2525				
Situs Address:	11101 Mohawk St, Boca Raton, FL			Case No:	C-2024-07020004

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 2026 11:00 AM

PCN: 00-41-47-26-02-027-0160

Zoned: RS

Violations:

- 1

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)

Issued: 09/17/2024

Status: MCCH
- 2

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 ceilings in the home have signs of water damage.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)

Issued: 09/17/2024

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, the chain-link fence and gate have been erected or installed without a valid building permit.

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

Issued: 09/17/2024

Status: MCCH
- 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

More specifically, supply 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: 09/17/2024

Status: MCCH

cc: 2017-2 Ih Borrower Lp
2017-2 Ih Borrower Lp
2017-2 Ih Borrower Lp

Agenda No.: 019

Complexity Level: 1

Status: Active

Respondent: Cristhine LLC

CEO: Charles Zahn

1090 Bianca Dr NE, Palm Bay, FL 32905

Situs Address: 6034 Forest Hill Blvd, 209, West Palm Beach, FL

Case No: C-2023-06280004

PCN: 00-42-44-10-03-002-2090

Zoned: RH

Violations:

- 1

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

Code: Palm Beach County Property Maintenance Code - Section 14-36

Issued: 06/30/2023

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, screen enclosure has been erected or installed without a valid building permit.

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

Issued: 06/30/2023

Status: CLS
- 3

Details: All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Specifically, front door lock loose and not working correctly, door seal does not seal the door to keep out the environment.

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 01, 2026 11:00 AM

	Code: Palm Beach County Property Maintenance Code - Section 14-33 (n) Issued: 06/30/2023 Status: MCCH
4	Details: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Specifically, hole(s) in exterior wall(s) Code: Palm Beach County Property Maintenance Code - Section 14-33 (f) Issued: 06/30/2023 Status: MCCH
5	Details: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. Specifically, appliance/electrical devices will not stay plugged in to the electrical outlets without holding the plug in place. Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3) Issued: 06/30/2023 Status: MCCH
6	Details: Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Specifically, the wood on the deck is rotted. Code: Palm Beach County Property Maintenance Code - Section 14-33 (j) Issued: 06/30/2023 Status: MCCH
7	Details: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, holes in the wall allowing vermin and bugs access the interior of the dwelling. 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. Code: Palm Beach County Property Maintenance Code - Section 14-34 (a) Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 06/30/2023 Status: MCCH
8	Details: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, kitchen cabinets have water damage and the doors are not attached. Code: Palm Beach County Property Maintenance Code - Section 14-34 (a) Issued: 06/30/2023 Status: MCCH
9	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. Specifically, the roof has defects that allow for rain water intrusion. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 06/30/2023 Status: MCCH
10	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, water intrusion has caused the drywall to buckle and crack and the surface to peel. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 06/30/2023 Status: MCCH

cc: Cristhine Llc

Agenda No.: 020	Complexity Level: -	Status: Active
Respondent: Espino, Roberto		CEO: Jose Feliciano
	4150 Lilac Cir, Lake Worth Beach, FL 33461-4938	
Situs Address: 4150 Lilac Cir, Lake Worth, FL		Case No: C-2023-01300006
PCN: 00-42-44-25-22-003-0090		Zoned: RM

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 2026 11:00 AM

Violations:	1	Details: Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, property being used for major motor vehicle auto repairs, salvage, and storage. Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, property is being used for major auto repairs, salvage and storage in a residential zoning district. Code: Unified Land Development Code - 4.A.7.C.6 Issued: 02/01/2023 Status: MCCH
	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; property being used for the open storage of inoperable, inoperative motor vehicles. It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered 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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 02/01/2023 Status: MCCH
	3	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically: parking on landscape (grass) areas of property is prohibited by this code section. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 02/01/2023 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, concrete driveway has been enlarged and installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2023 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, rigid roof structure has been erected or installed without a valid building permit at rear porch of dwelling. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2023 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, wooden fences and gates has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2023 Status: MCCH
	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, pavers has been erected or installed without a valid building permit at property rear. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2023 Status: MCCH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 2026 11:00 AM

8

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

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

Issued: 02/01/2023

Status: MCCH

Agenda No.: 021

Respondent: FONSECA, BARBARA T

Situs Address: 521 S Florida Mango Rd, West Palm Beach, FL 33406

PCN: 00-43-44-05-09-025-0141

Complexity Level: 1

Status: Active

CEO: Nedssa Miranda

Case No: C-2021-09070018

Zoned: RS

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, Addition in Rear has been erected or installed without a valid building permit.

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

Issued: 09/20/2021

Status: MCCH

Agenda No.: 022

Respondent: PLANTATION MHP LLC

Situs Address: 5805 Buccaneer Trl, West Palm Beach, FL

PCN: 00-42-43-26-17-005-0160

Complexity Level: 1

Status: Active

CEO: Omar J Sheppard

Case No: C-2024-05290014

Zoned: RH

1

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)

Issued: 05/31/2024

Status: MCCH

2

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

Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)

Issued: 05/31/2024

Status: MCCH

6

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)

Issued: 05/31/2024

Status: MCCH

7

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.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)

Issued: 05/31/2024

Status: MCCH

8

Details: All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official.

Code: PBC Amendments to FBC 7th Edition (2020) - 116.1

Issued: 05/31/2024

Status: MCCH

cc: Plantation Mhp Llc

Plantation Mhp Llc

Agenda No.: 023

Respondent: Plantation MHP LLC

Situs Address: 5839 Cartier Rd, West Palm Beach, FL

Complexity Level: 1

Status: Active

CEO: Christina G Stodd

Case No: C-2023-05040005

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JULY 01, 2026 11:00 AM

PCN: 00-42-43-26-17-004-0130

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, wood privacy fence in backyard, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/22/2023 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, chain link fencing in front and side yard has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 05/22/2023 Status: MCCH
3	Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof needs repair on the addition to the mobile home. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 05/22/2023 Status: CLS
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. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 05/22/2023 Status: CLS
6	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, observed various items openly stored on the property including motorized cycles, construction debris, and other vehicle parts. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/22/2023 Status: MCCH

cc: Plantation Mhp Llc
Plantation Mhp Llc
Plantation Mhp Llc
Plantation Mhp Llc
Plantation Mhp 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. "