



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

**Special Magistrate: Richard Gendler
Contested**

**Special Magistrate: Natalie Green-Moore
Non-Contested**

A. WELCOME

B. STAFF ANNOUNCEMENTS / REMARKS

C. DIVIDING THE HEARING - CONTESTED AND NON-CONTESTED

D. SCHEDULED CASES

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

Violations:

- | | |
|----------|--|
| 1 | Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/09/2026 Status: CCH |
| 2 | Details: No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.1.a
Issued: 03/09/2026 Status: CCH |
| 3 | Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
More specifically, a commercial semi trailer parked on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/09/2026 Status: CCH |
| 4 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, siding being replaced on the home without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/09/2026 Status: CCH |
| 5 | Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/09/2026 Status: CCH |

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

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

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

Situs Address: 15866 113th Trl N, Jupiter, FL

Case No: C-2026-03160014

PCN: 00-41-41-14-00-000-1410

Zoned: AR

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, inoperable vehicle in the driveway and various debris on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/16/2026 **Status:** CCH
- 2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 03/16/2026 **Status:** CCH

Agenda No.: 003

Complexity Level: -

Status: Active

Respondent: Smith, Deborah E

CEO: Jen L Batchelor

13721 157th Ct N, Jupiter, FL 33478-8590

Situs Address: 13721 157th Ct N, Jupiter, FL

Case No: C-2026-02190026

PCN: 00-41-41-16-00-000-3560

Zoned: AR

Violations:

- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 02/19/2026 **Status:** CCH
- 2 **Details:** Parking shall be prohibited on all vacant properties. More specifically, but not limited to, a derelict van parked on the vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 02/19/2026 **Status:** CCH
- 3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/19/2026 **Status:** CCH

Agenda No.: 004

Complexity Level: -

Status: Active

Respondent: Stephens, Jacob

CEO: Jen L Batchelor

26895 Aliso Creek Rd, Ste B116, Aliso Viejo, CA 92656-53

Situs Address: Mellen Ln, Jupiter, FL

Case No: C-2026-03310027

PCN: 00-41-41-03-00-000-6110

Zoned: AR

Violations:

- 1 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, excavation, land clearing and the site development of the vacant lot.
Code: PBC Amendments to FBC 8th Edition (2023) - 110.10
Issued: 04/02/2026 **Status:** CCH

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

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

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

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

3 Details: Vegetation Removal and Replacement

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

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

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Shirley C Johnson and John E Johnson as Trustees of the Shirley C Johnson Revocable Trust under Agreement dated May 27, 1992. **CEO:** Maggie Bernal
528 Fallen Leaf Ct, Myrtle Beach, SC 29588-4647

Situs Address: 4176 88th Ct S, Boynton Beach, FL **Case No:** C-2026-02170022
PCN: 00-42-45-13-01-000-0480 **Zoned:** AR

Violations:

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/20/2026 **Status:** CCH

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 02/20/2026 **Status:** CCH

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

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

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

**CODE COMPLIANCE
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JULY 01, 2026 9:00 AM**

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

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Blas, Angel T; Tavares, Gricelda; Tavares, Karla **CEO:** Maggie Bernal
3542 Lothair Ave, Boynton Beach, FL 33436-3122
Situs Address: 3542 Lothair Ave, Boynton Beach, FL **Case No:** C-2026-01210006
PCN: 00-43-45-19-03-020-0140 **Zoned:** RS

Violations:

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

2 **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 01/27/2026 **Status:** CCH

3 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/27/2026 **Status:** CCH

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

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: DONALD HARRY BAILEY DONALD HARRY BAILEY **CEO:** Maggie Bernal
REVOCABLE LIVING TRUST
7461 74th Ct, Lake Worth, FL 33463-7718
Situs Address: 73rd Rd S, FL **Case No:** C-2025-10160004
PCN: 00-42-45-11-00-000-1100 **Zoned:** AR

Violations:

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

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

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

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

7451 Pinedale Dr, Boynton Beach, FL 33436-9427

Situs Address: 7451 Pinedale Dr, Boynton Beach, FL
PCN: 00-42-45-12-15-000-2090

Case No: C-2025-08250012
Zoned: RS

Violations:

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

Agenda No.: 011

Complexity Level: 1

Status: Active

Respondent: McDermott, Vernal; Est. Unknown Personal Representative Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Vernal McDermott and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (4867 Poseidon Place, Lake Worth FL 33463. PCN#00-42-45-01-09-000-0200)
4867 Poseidon Pl, Lake Worth, FL 33463-7287

CEO: Maggie Bernal

Situs Address: 4867 Poseidon Pl, Lake Worth, FL
PCN: 00-42-45-01-09-000-0200

Case No: C-2025-12020009
Zoned: RS

Violations:

- 1** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/21/2026 **Status:** CCH
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/21/2026 **Status:** CCH
- 3** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 01/21/2026 **Status:** CCH

Agenda No.: 012

Complexity Level: 1

Status: Active

Respondent: Follmer, Diane P
10810 Winding Creek Way, Boca Raton, FL 33428-5657

CEO: Steve G Bisch

Situs Address: 10810 Winding Creek Way, Boca Raton, FL
PCN: 00-41-47-25-09-000-2160

Case No: C-2026-02060018
Zoned: RS

Violations:

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

Agenda No.: 013

Complexity Level: 1

Status: Active

Respondent: Marcos Cesar Baptistucci and Mauricio Fernandes Dos Santos
241 Normandy F Dr, Delray Beach, FL 33484

CEO: Steve G Bisch

Situs Address: 241 Normandy F, Delray Beach, FL
PCN: 00-42-46-22-13-006-2410

Case No: C-2025-12190011
Zoned: RH

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

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, demolition and framing for ceiling replacement in the kitchen and bath have taken place without the required building permits.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/29/2025 **Status:** CCH

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

Violations:

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

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

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: Williams, Volton Michael **CEO:** Steve G Bisch
10616 Cypress Lakes Preserve Dr, Wellington, FL
33449-4611
Situs Address: 55 Saxony B, Delray Beach, FL **Case No:** C-2026-02060026
PCN: 00-42-46-22-09-002-0550 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, new windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/13/2026 **Status:** CCH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: CLCC PBC Delaware LLC **CEO:** Brian Burdett
601 Heritage Dr, Ste 227, Jupiter, FL 33458-2777
Situs Address: 1300 N Military Trl, West Palm Beach, FL **Case No:** C-2025-10230005
PCN: 00-42-43-25-00-000-5070 **Zoned:** CG

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Pole Sign (Face Change) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/03/2026 **Status:** CCH

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

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

PCN:

Zoned: RH

Violations:

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|----------|---|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing in common grounds repaired without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/08/2026 Status: CCH</p> |
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cc: Dorchester F Condominium Association, Inc.

Agenda No.: 018

Complexity Level: 1

Status: Active

Respondent: Polynice Hilaire, Sandra; Saint-Jean, Olicharles
443 SW Exmore Ave, Port St Lucie, FL 34983-2816

CEO: Brian Burdett

Situs Address: 621 Dogwood Rd, West Palm Beach, FL

Case No.: C-2026-04090016

PCN: 00-42-43-25-09-025-0170

Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <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 to cinderblocks in backyard and inoperative vehicles.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/09/2026 Status: CCH</p> |
| 2 | <p>Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 04/09/2026 Status: CCH</p> |
| 3 | <p>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, inoperative vehicles on property.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 04/09/2026 Status: CCH</p> |
| 4 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood roofed structure attached to camper has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/09/2026 Status: CCH</p> |
| 5 | <p>Details: Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically, occupying/ living in camper trailer.</p> <p>Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 04/09/2026 Status: CCH</p> |
| 6 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway/ walkway has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/09/2026 Status: CCH</p> |
| 7 | <p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 04/09/2026 Status: CCH</p> |

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

PCN: 00-42-44-30-01-012-0020

Zoned: AR

Violations:

- 1 **Details:** Grass, weeds, and low-growing vegetation shall be maintained as follows: developed or partially developed residential and non-residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 12/05/2025 **Status:** CCH
- 2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, dead and bare areas on lawn.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 12/05/2025 **Status:** CCH

cc: Ten Thoai Luu And Hoa Kim Ly

Agenda No.: 022

Complexity Level: -

Status: Active

Respondent: RYAN, EMILY N

CEO: Richard F Cataldo

11459 Hawk Holw, Wellington, FL 33449-8402

Situs Address: 11459 Hawk Holw, Lake Worth, FL

Case No: C-2025-12050019

PCN: 00-41-44-35-01-000-0060

Zoned: AR

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a covered riding arena has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **Status:** CCH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a covered horse walker has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **Status:** CCH
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a gazebo to the west of the arena has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **Status:** CCH
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed to the east of the arena has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/09/2025 **Status:** CCH

Agenda No.: 023

Complexity Level: -

Status: Active

Respondent: SAMANIEGO, ZULLEY ANDREA

CEO: Richard F Cataldo

9199 Banquet Way, Lake Worth, FL 33467-4713

Situs Address: 9199 Banquet Way, Lake Worth, FL

Case No: C-2025-11240003

PCN: 00-42-44-30-01-017-0100

Zoned: AR

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

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

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

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

cc: Real Tour Estates Llc

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

Violations:

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/28/2026 **Status:** CLS

cc: Deauville Village Condominium Association, Inc.

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: Napoliton, Ruth; Napoliton, Gary **CEO:** Dennis A Hamburger
 5215 Inwood Dr, Delray Beach, FL 33484-1144
Situs Address: 5215 Inwood Dr, Delray Beach, FL **Case No:** C-2026-01300001
PCN: 00-42-46-11-04-000-0290 **Zoned:** AR

Violations:

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

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/30/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/30/2026 **Status:** CCH

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

Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 01/30/2026 **Status:** CCH

4 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 01/30/2026 **Status:** CCH

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/30/2026 **Status:** CCH

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

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

Situs Address: 4517 Frances Dr, Delray Beach, FL
PCN: 00-42-46-13-06-003-0260

Case No: C-2026-03310006
Zoned: RS

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

Agenda No.: 037 **Complexity Level:** 1
Respondent: Viviano, Salvatore; Viviano, Stacey A
5029 Sunrise Blvd, Delray Beach, FL 33484-1117

Status: Active
CEO: Dennis A Hamburger

Situs Address: 5029 Sunrise Blvd, Delray Beach, FL
PCN: 00-42-46-11-02-000-0150

Case No: C-2026-03050001
Zoned: AR

Violations: **1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 03/05/2026 **Status:** CCH

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 03/05/2026 **Status:** CCH

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

Agenda No.: 038 **Complexity Level:** 2
Respondent: Allen, Richard; Bello-Allen, Anny
17362 133rd Trl N, Jupiter, FL 33478-5223

Status: Active
CEO: Jamie G Illicete

Situs Address: 17362 133rd Trl N, Jupiter, FL
PCN: 00-41-41-04-00-000-5470

Case No: C-2026-01270025
Zoned: AR

Violations: **1** **Details:** Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

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

More specifically, agricultural structure, chicken coop/cage on the northside of the property has been installed without obtaining an agricultural permit.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 02/12/2026 **Status:** CCH

2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically open/outdoor storage of inoperable vehicles, building material, construction debris, pots, buckets, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/12/2026 **Status:** CCH

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

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

	Issued: 02/12/2026	Status: CCH
4	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure(s)/membrane structure(s) in rear yard has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 02/12/2026 Status: CCH</p>	
5	<p>Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.</p> <p>Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.</p> <p>More specifically, wood pens/cages housing Guinea Hens install without obtaining Agricultural Permit.</p> <p>Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C</p> <p>Issued: 02/12/2026 Status: CCH</p>	

Agenda No.: 039 **Complexity Level:** - **Status:** Active
Respondent: Grobins, Dorothy Marie **CEO:** Jamie G Illicete
19896 Seabrook Rd, Jupiter, FL 33469-2634
Situs Address: 19896 Seabrook Rd, Jupiter, FL **Case No:** C-2026-03050016
PCN: 00-42-40-25-11-008-1000 **Zoned:** RS

Violations:		1	<p>Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, inoperable/unregistered vehicle improperly parked/stored.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b.1</p> <p>Issued: 03/05/2026 Status: CCH</p>
		2	<p>Details: No person shall park, store, or keep equipment, motor vehicles, recreational vehicles, marine vessels, trailers, sports vehicles, or trailers on any public street, or other thoroughfare or any R-O-W for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. More specifically, parking vehicle(s) on county right-of-way.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.a</p> <p>Issued: 03/05/2026 Status: CCH</p>

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

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

	Issued: 04/07/2026	Status: CCH
2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.	
	More specifically, the open storage of multiple items on the property.	
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
	Issued: 04/07/2026	Status: CCH

Agenda No.: 050	Complexity Level: 1	Status: Active
Respondent: ALLIED TIRE RECYCLING LLC 909 E Albritton Rd, Avon Park, FL 33825-9245		CEO: Nedssa Miranda
Situs Address: N Military Trl, FL		Case No: C-2026-02200033
PCN: 00-42-43-36-08-000-0540		Zoned: CG
Violations:	<p>1 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>This property is inconsistent with the approved Development Order. More specifically, during the inspection it was observed two RV's, food truck, chairs, table, a large menu ,vehicles, membrane canopy and customers. A restaurant service operation in a vacant lot.</p> <p>The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</p> <p>Code: Unified Land Development Code - 1.A.2 Issued: 02/26/2026 Status: CCH</p> <p>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.</p> <p>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.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/26/2026 Status: CCH</p> <p>3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, GRAVEL ON THE RIGHT OF WAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the GRAVEL ON THE RIGHT OF WAY or remove the GRAVEL ON THE RIGHT OF WAY.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/26/2026 Status: CCH</p>	

Agenda No.: 051	Complexity Level: 1	Status: Active
Respondent: LINDQUIST, KAREN 952 Arlington Dr, West Palm Beach, FL 33415-3520		CEO: Nedssa Miranda
Situs Address: 952 Arlington Dr, West Palm Beach, FL		Case No: C-2026-03030040
PCN: 00-42-44-02-03-000-0300		Zoned: RS

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

Violations:

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

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

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

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, FENCE

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

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

Agenda No.: 054 **Complexity Level:** 1 **Status:** Active
Respondent: PEREZ, OSVALDO SOSA **CEO:** Nedssa Miranda
 707 Dixie Ln, West Palm Beach, FL 33415-3623
Situs Address: 707 Dixie Ln, West Palm Beach, FL **Case No:** C-2025-11130020
PCN: 00-42-44-02-01-000-1031 **Zoned:** RS

Violations:

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

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

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 11/13/2025 **Status:** CCH

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

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

Code: Unified Land Development Code - 6.D.1.A.3
Issued: 11/13/2025 **Status:** CCH

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

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

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/13/2025 **Status:** CCH

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

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

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE (PVC) has been erected or installed without a valid building permit. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, FENCE (PVC).
- Obtain a Certificate of Completion for FENCE (PVC) permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
- Issued:** 03/17/2026 **Status:** CCH

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

Violations:

- 1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2023-030815-0000 (Accessory Bldg < 36 Sq Ft Site Built or Prefab) has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # B-2023-030815-0000 (Accessory Bldg < 36 Sq Ft Site Built or Prefab) has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
- Issued:** 01/21/2026 **Status:** CCH
- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2020-038385-0000 (Addition - Residential) has become inactive or expired. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit # B-2020-038385-0000 (Addition - Residential) has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5
- Issued:** 01/21/2026 **Status:** CCH

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

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
- Issued:** 02/03/2026 **Status:** CCH
- 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

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

	Code: Unified Land Development Code - 6.D.1.A.3.c	Issued: 02/03/2026	Status: CCH
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the asphalt millings have been erected or installed without a valid building permit.		
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1	Issued: 02/03/2026	Status: CCH

Agenda No.: 058	Complexity Level: 1	Status: Active																
Respondent: Hilarion, Bernard 7133 Glenwood Dr, Boynton Beach, FL 33436-9404		CEO: Joanna Mirodias																
Situs Address: 7133 Glenwood Dr, Boynton Beach, FL		Case No: C-2026-03060012																
PCN: 00-42-45-12-11-000-0270		Zoned: RS																
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td>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.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.1.b.1</td> </tr> <tr> <td></td> <td>Issued: 04/07/2026</td> </tr> <tr> <td></td> <td>Status: CCH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.1.b.2</td> </tr> <tr> <td></td> <td>Issued: 04/07/2026</td> </tr> <tr> <td></td> <td>Status: CCH</td> </tr> </table>		1	Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.		Code: Unified Land Development Code - 6.D.1.A.1.b.1		Issued: 04/07/2026		Status: CCH	2	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.		Code: Unified Land Development Code - 6.D.1.A.1.b.2		Issued: 04/07/2026		Status: CCH
1	Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.																	
	Code: Unified Land Development Code - 6.D.1.A.1.b.1																	
	Issued: 04/07/2026																	
	Status: CCH																	
2	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.																	
	Code: Unified Land Development Code - 6.D.1.A.1.b.2																	
	Issued: 04/07/2026																	
	Status: CCH																	

Agenda No.: 059	Complexity Level: 1	Status: Active								
Respondent: SANTIAGO P. ROSELL AND LINDA D. IVEY, AS TRUSTEES OF THE SANTIAGO P. ROSELL AND LINDA D. IVEY FAMILY REVOCABLE TRUST AGREEMENT DATED AUGUST 23, 2012 101 Via Benevento, New Smyrna Beach, FL 32169-5106		CEO: Joanna Mirodias								
Situs Address: 5115 Brian Blvd, Boynton Beach, FL		Case No: C-2025-11240013								
PCN: 00-42-45-14-10-000-1240		Zoned: RTS								
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</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, the fence has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 12/16/2025</td> </tr> <tr> <td></td> <td>Status: CCH</td> </tr> </table>		1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.		Code: PBC Amendments to FBC 8th Edition (2023) - 105.1		Issued: 12/16/2025		Status: CCH
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.									
	Code: PBC Amendments to FBC 8th Edition (2023) - 105.1									
	Issued: 12/16/2025									
	Status: CCH									

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

Agenda No.: 060	Complexity Level: 1	Status: Active								
Respondent: Senkowicz, Mikylo Roman 6810 19th Dr S, Lake Worth, FL 33462-4010		CEO: Joanna Mirodias								
Situs Address: 6810 19th Dr S, Lake Worth, FL		Case No: C-2025-12040015								
PCN: 00-43-45-04-00-000-7617		Zoned: RS								
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td>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.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.3.b</td> </tr> <tr> <td></td> <td>Issued: 02/03/2026</td> </tr> <tr> <td></td> <td>Status: CCH</td> </tr> </table>		1	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.		Code: Unified Land Development Code - 6.D.1.A.3.b		Issued: 02/03/2026		Status: CCH
1	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.									
	Code: Unified Land Development Code - 6.D.1.A.3.b									
	Issued: 02/03/2026									
	Status: CCH									

Agenda No.: 061	Complexity Level: 1	Status: Active
Respondent: Ziv, Noah; Ely, Nesiah 7687 Solimar Cir, Boca Raton, FL 33433-1036		CEO: Adam F Moulton
Situs Address: 7687 Solimar Cir, Boca Raton, FL		Case No: C-2025-11190018
PCN: 00-42-47-21-16-000-0690		Zoned: AR

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

Violations:

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

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

Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, Lago Del Mar entrance sign at Lago Del Mar Drive and Montoya Circle is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 04/03/2026 **Status:** SIT

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

Violations:

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

More specifically, 3 grooming business vehicles observed parked at residence.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 03/16/2026 **Status:** SIT

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

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

Violations:

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

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, M-2020-011296-0000 HVAC does not have a Certificate of Completion.

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

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

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

More specifically, permit # M-2020-000521-0000 HVAC has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, M-2020-000521-0000 HVAC does not have a Certificate of Occupancy.

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

cc: Weingarten Nostat Inc
Weingarten Nostat Llc

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

Violations:

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

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

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

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

Violations:

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

Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 02/19/2026 **Status:** CCH

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

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

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

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

Violations: **1** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

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

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

Violations: **1** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

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

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

Violations: **1** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

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

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

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

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

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

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

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

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

Violations: **1** **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.

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

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

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

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

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

cc: Shores At Boca Raton Homeowners' Association, Inc

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

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

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

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

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

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

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

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

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

PCN:

Zoned:

Violations:

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

Agenda No.: 078

Complexity Level: -

Status: Active

Respondent: St Paul, Wislin; Savari, Chrismene
6025 Westfall Rd, Lake Worth, FL 33463-5824

CEO: Teresa G Rouse

Situs Address: 6025 Westfall Rd, Lake Worth, FL

Case No: C-2026-02050025

PCN: 00-42-44-34-21-000-3790

Zoned: RS

Violations:

- 1** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, there are vehicles parked on the property with expired registration.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 02/25/2026 **Status:** CCH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden structure has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/25/2026 **Status:** CCH
- 3** **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, the roofs fascia has open holes and is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 02/25/2026 **Status:** CCH
- 4** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the wooden fence is damaged, with several missing pickets and is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 02/25/2026 **Status:** CCH

Agenda No.: 079

Complexity Level: -

Status: Active

Respondent: Alfonso, Gesbel
17042 30th Ln, Loxahatchee, FL 33470-3601

CEO: Omar J Sheppard

Situs Address: 17042 30th Ln N, Loxahatchee, FL

Case No: C-2026-03260012

PCN: 00-40-43-14-00-000-6200

Zoned: AR

Violations:

- 1** **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 04/02/2026 **Status:** CCH
- 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 04/02/2026 **Status:** CCH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an interior fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/02/2026 **Status:** CCH

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

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

cc: Brown, Jacquest

Agenda No.: 082	Complexity Level: -	Status: Active
Respondent: Asplundh, Barbara L 3340 Santa Barbara Dr, Wellington, FL 33414-7268		CEO: Christina G Stodd
Situs Address: Buck Ridge Trl, FL		Case No: C-2026-02110020
PCN: 00-40-43-21-01-000-1240		Zoned: AR
Violations:	<p>1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, construction materials observed on the west rear side of the property by the canal and the south rear side. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/18/2026 Status: CCH</p>	

Agenda No.: 083	Complexity Level: -	Status: Active
Respondent: Lapaix, Ducarmel S; Dumont, Lucienne 3922 Loni St, Lake Park, FL 33403-1016		CEO: Christina G Stodd
Situs Address: Tangerine Blvd, FL		Case No: C-2026-02050045
PCN: 00-41-42-31-00-000-1029		Zoned: AR
Violations:	<p>1 Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p>More specifically please obtain a site development for the fill dirt. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 02/09/2026 Status: CCH</p>	

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

Violations:

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

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

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

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

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

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

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

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

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

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

Violations:

- 1 **Details:** Amplified Sound Operating, playing, or using any loudspeaker, loudspeaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land. This provision shall not apply to special events but shall apply to lounges, restaurants, or nightclubs. More specifically but not limited to the amplified noise/music coming from the residence off the property.
Code: Unified Land Development Code - 5.E.4.B.1.c.
Issued: 06/01/2026 **Status:** SIT

- 2 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. CCO observed numerous cars arriving to the property and loud music coming from the property with an advertisement for a commercial party event at the residence.
Code: Unified Land Development Code - 1.A.2
Issued: 06/01/2026 **Status:** SIT

cc: Commissioners

Agenda No.: 095

Complexity Level: 1

Status: Active

Respondent: Boratko, Bert R

CEO: Adam F Moulton

9737 SW 2nd St, Boca Raton, FL 33428-4353

Type: Repeat

Situs Address: 9737 SW 2nd St, Boca Raton, FL

Case No.: C-2026-05120007

PCN: 00-42-47-30-08-017-0460

Zoned: RM

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/12/2026 **Status:** SIT

Agenda No.: 096

Complexity Level: 2

Status: Active

Respondent: Bar, Adam

CEO: Christina G Stodd

13743 Persimmon Blvd, West Palm Beach, FL 33411-8150

Situs Address: 13743 Persimmon Blvd, West Palm Beach, FL

Case No.: C-2025-10030019

PCN: 00-41-43-04-00-000-7560

Zoned: AR

Violations:

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

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

Please obtain a site development permit for the fill dirt.
Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1
Issued: 10/08/2025 **Status:** CCH

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

PCN: 00-41-43-04-00-000-7560

Zoned: AR

Violations:

- | | |
|----------|--|
| 1 | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, chain link fencing and gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/18/2026 Status: CCH |
| 2 | Details: Fences or walls in any zoning district, shall not be electrified or contain any substance such as broken glass, spikes, nails, barbed wire, razors, or any other dangerous material designed to inflict discomfort, pain, or injury to a person or animal, except as allowed below.

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

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

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

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