

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

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

cc: Richter, Monique R

Agenda No.: 003 **Complexity Level:** - **Status:** Active
Respondent: Richter, Monique R **CEO:** Jen L Batchelor
300 S Pine Island Rd, Ste 201, Plantation, FL 33324
Situs Address: Jupiter Farms Rd, Jupiter, FL **Case No:** C-2025-12020032
PCN: 00-42-41-06-00-000-7270 **Zoned:** AR

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

CODE COMPLIANCE
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OCTOBER 07, 2026 9:00 AM

- Issued:** 12/18/2025 **Status:** CCH
- 2 Details:** Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.
- Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article.
- Observation: The property has an agricultural equestrian classification in the AR Zoning district and there are multiple agricultural structures on the property without permits. More specifically, but not limited to, all interior and exterior fencing and gates and any equestrian related shelters on the property.
- Code:** Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/18/2025 **Status:** CCH
- 3 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, all interior and exterior fencing and gates have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **Status:** CCH
- 4 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, large pergola has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/18/2025 **Status:** CCH

cc: Richter, Monique R

Agenda No.: 004	Complexity Level: -	Status: Removed
Respondent: Roth, Austyn T		CEO: Jen L Batchelor
	130 Water Pointe Pl, Unit 7, Jupiter, FL 33477-5887	
Situs Address: 14489 Wild Lime Cir, Jupiter, FL		Case No: C-2026-05260035
PCN: 00-41-41-17-10-000-0140		Zoned: PIPD
Violations:	1 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, land clearing and site development of the parcel without proper permits. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 06/08/2026 Status: CCH 2 Details: Site Plan/Subdivision Plan Approval Required: All pods shown on a Master Plan shall receive approval of a Final Site Plan or a Final Subdivision Plan pursuant to Art. 2.C, Administrative Processes. [Ord. 2020-020]. More specifically, site development of the property without a Site Plan.	

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

	Code: Unified Land Development Code - 3.E.1.A.4. Issued: 06/08/2026	Status: CCH
3	Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. More specifically, land clearing and site development of the property without proper permits.	Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 06/08/2026
		Status: CCH

Agenda No.: 005	Complexity Level: -	Status: Active
Respondent: Shoemaker, Walter		CEO: Jen L Batchelor
	9756 159th Ct N, Jupiter, FL 33478-9347	
Situs Address: 9756 159th Ct N, Jupiter, FL		Case No: C-2026-02100026
PCN: 00-42-41-18-00-000-3180		Zoned: AR

Violations:	<table> <tr> <td data-bbox="464 919 544 1887">1</td><td data-bbox="544 919 1269 1887"> Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, loads of fill dirt brought in and site development to fill in pond on the property. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/17/2026 Status: SIT </td></tr> <tr> <td data-bbox="464 1388 544 1887">2</td><td data-bbox="544 1388 1269 1887"> Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 02/17/2026 Status: SIT </td></tr> <tr> <td data-bbox="464 1722 544 1887">3</td><td data-bbox="544 1722 1269 1887"> Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container to the west of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/17/2026 Status: SIT </td></tr> <tr> <td data-bbox="464 1831 544 1887">4</td><td data-bbox="544 1831 1269 1887"> 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> </table>	1	Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, loads of fill dirt brought in and site development to fill in pond on the property. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/17/2026 Status: SIT	2	Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 02/17/2026 Status: SIT	3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container to the west of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/17/2026 Status: SIT	4	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
1	Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, loads of fill dirt brought in and site development to fill in pond on the property. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 02/17/2026 Status: SIT								
2	Details: Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 02/17/2026 Status: SIT								
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container to the west of the property has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/17/2026 Status: SIT								
4	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.								

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OCTOBER 07, 2026 9:00 AM

- Code:** Unified Land Development Code - 6.D.1.A.3.b
Issued: 02/17/2026
Status: SIT
- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an addition/alteration to the rear of the home has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/17/2026
Status: SIT
- 7 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/17/2026
Status: SIT

Agenda No.: 006	Complexity Level: 1	Status: Postponed
Respondent: CAPISTARA HOMEOWNERS ASSOCIATION INC 400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432		CEO: Maggie Bernal
Situs Address: 7843 Patriot St, Lake Worth, FL	Case No: C-2025-08080005	
PCN: 00-42-45-12-29-002-0000	Zoned: AR	
Violations:	1 Details: Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed. Code: Unified Land Development Code - 7.F.3.A.1 Issued: 08/25/2025 Status: CCH 2 Details: Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species within landscape and preservation areas. Code: Unified Land Development Code - 7.F.3.A.3 Issued: 08/25/2025 Status: CCH 3 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. Observation: The current conditions on the site do not align with the final site plan approval (Control # 2003-00045, Resolutions # R-2008-2260). Code: Unified Land Development Code - 1.A.2 Issued: 08/25/2025 Status: CCH	
cc: Capistara Homeowners Association Inc Capistara Homeowners Association Inc		

Agenda No.: 007	Complexity Level: 1	Status: Removed
Respondent: Drabik, Natasha M 3313 Sapphire Rd, Lake Worth, FL 33462-3655		CEO: Maggie Bernal
Situs Address: 3313 Sapphire Rd, Lake Worth, FL	Case No: C-2026-07100018	
PCN: 00-43-45-06-02-029-0150	Zoned: RS	
Violations:	1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/10/2026 Status: CLS 2 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 07/10/2026 Status: CLS	

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

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| 3 | <p>Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
 Issued: 07/10/2026 Status: CLS</p> | |
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Agenda No.: 008	Complexity Level: 1	Status: Active
Respondent: Da Silveira, Samuel F		CEO: Steve G Bisch
	10516 Plainview Cir, Boca Raton, FL 33498-6359	
Situs Address: 10516 Plainview Cir, Boca Raton, FL		Case No: C-2026-02260017
PCN: 00-41-47-01-24-000-0490		Zoned: RTS

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

Issued: 03/24/2026	Status: SIT
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- 2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a concrete fire pit type structure has been erected or installed in the rear of this parcel apparently extending into HOA property without a valid building permit.

Issued: 03/24/2026	Status: CLS
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- 3 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-019733-0000 Fence - Pool Barrier... History has become inactive or expired.

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

Issued: 03/24/2026	Status: SIT
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- 4 Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Permit B-2021-019733-0000 Fence - Pool Barrier - In Yard is inactive.

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

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

Agenda No.: 009	Complexity Level: 1	Status: Active
Respondent: LAKES AT BOCA RATON HOMEOWNERS ASSN INC	CEO: Steve G Bisch	
1300 N Federal Hwy, Ste 205, Boca Raton, FL 33432		
Situs Address: Plainview Cir, Boca Raton, FL	Case No: C-2026-03180027	
PCN: 00-41-47-01-24-045-0000	Zoned: RTS	

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 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, fencing has been erected or installed extending from 10516 Plainview, Parcel number 00414701240000490 without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/24/2026 Status: 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 concrete fire pit has been erected or installed at or near 10516 Plainview, Parcel number 00414701240000490 without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 03/24/2026 Status: CLS

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

Agenda No.: 010	Complexity Level: 1	Status: Removed
Respondent: Marku, Atli; Marku, Silvana 23279 Barwood Ln N, Apt 305, Boca Raton, FL 33428-6741		CEO: Steve G Bisch
Situs Address: 23279 Barwood Ln, Unit 305 Building 2, Boca Raton, FL	Case No: C-2026-01280019	
PCN: 00-42-47-31-05-002-3050	Zoned: RH	
Violations:	1 Details: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically the shower in the master bath is in disrepair, tile and a portion of subwall have been removed. Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) Issued: 02/05/2026 Status: CLS	

Agenda No.: 011	Complexity Level: 1	Status: Removed
Respondent: Mitroff, Alexander; Mitroff, Olena 21432 Crestfalls Ct, Boca Raton, FL 33428-4849		CEO: Steve G Bisch
Situs Address: 21432 Crestfalls Ct, Boca Raton, FL	Case No: C-2026-04270003	
PCN: 00-41-47-22-16-000-0340	Zoned: RT	
Violations:	1 Details: Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property. More specifically there is a floodlight camera under the eaves on the east side of the dwelling. The lights appear to shine on the home to the east Code: Unified Land Development Code - 5.E.4.E.2.c.1 Issued: 05/01/2026 Status: CLS	
	2 Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed six feet in height in AR/RSA zoning, and four feet in height in all other residential zoning districts, when located within the required front setback. 2) Hedges shall not exceed ten feet in height when located on or adjacent to the side, side street, or rear property lines. There are hedges in the front yard that appear to be in excess of the required four feet in height. Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 05/01/2026 Status: CLS	
	3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Camera with floodlights has been erected or installed under the eaves on the east side of the dwelling without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 05/01/2026 Status: CLS	

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

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

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

Situs Address: 21084 Black Maple Ln, Boca Raton, FL

Case No: C-2026-03180018

PCN: 00-42-47-19-05-000-0160

Zoned: RS

Violations:

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

Permitted pool barrier was a screen room. Screen room is no longer there. There is a screen enclosure around the pool but it does not appear it was permitted as pool barrier.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)

Issued: 03/20/2026

Status: CCH

Agenda No.: 013

Complexity Level: 1

Status: Active

Respondent: Pearlman, Alan L

CEO: Steve G Bisch

212 Fanshaw F, Boca Raton, FL 33434-3087

Situs Address: 212 Fanshaw F, Boca Raton, FL

Case No: C-2026-04070013

PCN: 00-42-47-08-05-006-2120

Zoned: AR

Violations:

- 1** **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically sheetrock has been removed from interior walls in the kitchen and bathroom, including sheetrock around the bathtub.

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

Issued: 05/01/2026

Status: CCH

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

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

Issued: 05/01/2026

Status: CCH

Agenda No.: 014

Complexity Level: 1

Status: Postponed

Respondent: Golden Lakes Homeowners Association, Inc.

CEO: Brian Burdett

4000 Hollywood Blvd, Ste 265-S, Hollywood, FL 33021

Situs Address: 1500 Golden Lakes Blvd, Ste A, West Palm Beach, FL

Case No: C-2025-09120003

PCN:

Zoned:

Violations:

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

Code: Unified Land Development Code - 5.E.4.E.2.c.1

Issued: 09/17/2025

Status: CCH

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

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

Issued: 09/17/2025

Status: CLS

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

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

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

- Violations:**
- | | |
|----------|--|
| 1 | Details: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically, kitchen cabinet damaged and in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)
Issued: 06/03/2026 Status: CCH |
| 2 | Details: Every stair, ramp, balcony, porch, deck or other walking surface shall be maintained structurally sound and be capable of supporting the imposed loads. More specifically, floor in disrepair in need of replacement.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (f)
Issued: 06/03/2026 Status: CCH |
| 3 | Details: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically, loose leaking toilet.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 06/03/2026 Status: CLS |

cc: Pacifica West Palm Llc

Agenda No.: 016 **Complexity Level:** - **Status:** Active
Respondent: HENDERSON, COLTON J **CEO:** Richard F Cataldo
9091 Brandy Ln, Lake Worth, FL 33467-4725
Situs Address: 9091 Brandy Ln, Lake Worth, FL **Case No:** C-2026-06110005
PCN: 00-42-44-30-01-001-0110 **Zoned:** AR

- Violations:**
- | | |
|----------|---|
| 1 | Details: Recreational vehicles, boats, sports vehicles, and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, trailers parked in the front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/11/2026 Status: CCH |
| 2 | Details: Recreational vehicles, boats, sports vehicles, and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height. More specifically, trailers not parked in the side or rear yard and screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/11/2026 Status: CCH |

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

- Violations:**
- | | |
|----------|--|
| 1 | Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/11/2026 Status: CCH |
| 2 | Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging, or any other actions needed consistent with acceptable horticultural practices. More specifically, dead and bare areas on the lawn.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 06/11/2026 Status: CCH |

Agenda No.: 018 **Complexity Level:** - **Status:** Removed
Respondent: PLACE OF HOPE INC **CEO:** Richard F Cataldo
801 US Highway 1, North Palm Beach, FL 33408
Situs Address: 7890 Pioneer Rd, West Palm Beach, FL **Case No:** C-2026-05200001
PCN: 00-42-43-27-05-012-0242 **Zoned:** AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 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 driveways have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/20/2026 **Status:** CLS
 - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the chain link fence/gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/20/2026 **Status:** CLS

cc: Place Of Hope Inc

Agenda No.: 019 **Complexity Level:** - **Status:** Removed
Respondent: ST LAURENT, WIDMARC **CEO:** Richard F Cataldo
9014 Honeywell Rd, Lake Worth, FL 33467-4738
Situs Address: 9014 Honeywell Rd, Lake Worth, FL **Case No:** C-2026-06300032
PCN: 00-42-44-30-01-008-0060 **Zoned:** AR

- Violations:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles, and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a trailer parked in the front setback.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 06/30/2026 **Status:** CLS
 - 2** **Details:** Recreational vehicles, boats, sports vehicles, and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height. More specifically, a trailer not parked in the side or rear yard and screened from view.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/30/2026 **Status:** CLS
 - 3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/30/2026 **Status:** CLS
 - 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Including, but not limited to, pressure washer, gas cans, furniture, car seats.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/30/2026 **Status:** CLS

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

- Violations:**
- 1** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle(s) not parked on driveway.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/28/2026 **Status:** CLS
 - 2** **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.1.b.1
Issued: 05/28/2026 **Status:** CLS

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

3	Details: It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, vehicles with flat tire using concrete block. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/28/2026 Status: CLS
4	Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking, or pavement. More specifically, concrete pavers in the Right-of Way. Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030 Issued: 05/28/2026 Status: CCH

Agenda No.:	021	Complexity Level:	1	Status:	Active
Respondent:	Cabrera, Ariel Hipolito Jr 19666 Delaware Cir, Boca Raton, FL 33434-2629			CEO:	Darrin L Emmons
Situs Address:	19666 Delaware Cir, Boca Raton, FL			Case No:	C-2026-06050020
PCN:	00-42-47-07-05-012-0050			Zoned:	RS

Violations:	1 Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically, two vans were observed to be parked in front of this residence with no license plates. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 06/08/2026 Status: SIT
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Agenda No.:	022	Complexity Level:	1	Status:	Removed
Respondent:	COLONIAL SUITES INC 45 NW 21st St, Miami, FL 33127-4928			CEO:	Darrin L Emmons
Situs Address:	15020 S Jog Rd, Delray Beach, FL			Case No:	C-2026-06080008
PCN:	00-42-46-22-23-005-0030			Zoned:	CG

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

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

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

Violations:	1	Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, contain the dust and dirt on your property and cease allowing it to impact adjacent properties. Code: PBC Amendments to FBC 8th Edition (2023) - 110.10 Issued: 05/04/2026 Status: CCH
	3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fill dirt has been brought in causing elevation changes and the original drainage has been changed without a valid building permit. Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals. On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Unified Land Development Code - 18.A.6.B & 18.D.5.A.1 Issued: 05/04/2026 Status: CCH

Agenda No.: 024	Complexity Level: 1	Status: Removed			
Respondent: Rodriguez, Dora J 1427 Wallace Dr, Delray Beach, FL 33444-1215		CEO: Darrin L Emmons			
Situs Address: Military Trl, FL		Case No: C-2026-06080015			
PCN: 00-42-46-11-02-000-0190		Zoned: AR			
Violations:	<table><tr><td>1</td><td>Details: Parking shall be prohibited on all vacant properties. More specifically, an SUV was observed parked on this vacant property. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 06/08/2026</td><td>Status: CLS</td></tr></table>		1	Details: Parking shall be prohibited on all vacant properties. More specifically, an SUV was observed parked on this vacant property. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 06/08/2026	Status: CLS
1	Details: Parking shall be prohibited on all vacant properties. More specifically, an SUV was observed parked on this vacant property. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 06/08/2026	Status: CLS			
cc: Rodriguez, Dora J					

Agenda No.: 025	Complexity Level: 1	Status: Removed		
Respondent: Timar, Vincent 19432 Delaware Cir, Boca Raton, FL 33434-2625		CEO: Darrin L Emmons		
Situs Address: 19432 Delaware Cir, Boca Raton, FL		Case No: C-2026-06050021		
PCN: 00-42-47-07-05-013-0110		Zoned: RS		
Violations:	<table><tr><td>1</td><td>Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</td></tr></table>		1	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
1	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.			

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

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 06/08/2026 **Status:** CLS

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

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

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

- Violations:**
- 1 Details:** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. More Specifically; sewage system lift station has failed and is causing sewage backups in parking lots of site and has adversely affected the wastewater systems for all residents of this residence.
- Code:** Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
Issued: 05/12/2026 **Status:** CLS
- 2 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing repairs/replacements to the lift station pumps for this site are being erected or installed without a valid building permit.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain final inspection for the plumbing lift station pump replacements and repairs.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 110.3.11
Issued: 05/12/2026 **Status:** CLS

cc: Corinthian Lake Worth Prop Llc

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

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

cc: Df Realty Ventures Llc

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: Rego Pelaez, Jose; Miranda Carmenates, May Lien **CEO:** Jose Feliciano

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

4194 Urquhart St, Lake Worth Beach, FL 33461-4375	
Situs Address: 4194 Urquhart St, Lake Worth, FL	Case No: C-2025-11140025
PCN: 00-42-44-25-08-001-0250	Zoned: RM
Violations:	1 Details: In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met: 1) vehicle is registered or licensed; 2) used by a resident of the premises; 3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004] 4) height does not exceed nine feet, including any load, bed, or box; and, 5) total vehicle length does not exceed 26 feet. [Ord. 2005-041] Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 11/14/2025 Status: CCH

Agenda No.: 029	Complexity Level: 1	Status: Active
Respondent: Pierre, Fred PO BOX 222163, West Palm Beach, FL 33422-2163		CEO: Jose Feliciano
Situs Address: 3972 Pesiri Ln, Lake Worth, FL	Case No: C-2026-04230003	
PCN: 00-43-44-30-01-112-0052	Zoned: RM	
Violations:	1 Details: It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor vehicle, or equipment, commercial vehicle, sports vehicle, recreational vehicle, marine vessel, or trailer for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. Specifically; vehicle parked at property front on jacks. Code: Unified Land Development Code - 6.D.1.A.1.b.1 Issued: 04/28/2026 Status: CCH 2 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically: inoperative, inoperable motor vehicles parked at property front. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/28/2026 Status: CCH 3 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically; open outdoor storage of appliances and other household items throughout property front. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 04/28/2026 Status: CCH	

Agenda No.: 030	Complexity Level: 2	Status: Active
Respondent: SWH 2017-1 Borrower, LP 1201 Hays St, Tallahassee, FL 32301-2525		CEO: Jose Feliciano
Situs Address: 441 Dionne Dr, West Palm Beach, FL	Case No: C-2026-06170014	
PCN: 00-43-44-05-13-000-0310	Zoned: RS	
Violations:	1 Details: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Specifically; interior walls of laundry room area are in disrepair with large areas of sheetrock cut out and removed. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 06/26/2026 Status: CCH 2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, mini split air conditioning unit has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/26/2026 Status: CCH	

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

- 3 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, hot water heater has been erected or installed without a valid building permit at laundry room of dwelling structure.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 06/26/2026 **Status:** CLS
- 4 Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically; concrete driveway is in disrepair with large areas of broken concrete and trip hazard areas of driveway located at property front.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 06/26/2026 **Status:** CCH
- 5 Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically; exterior walls of dwelling structure have cracked areas with paint that has peeled and is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 06/26/2026 **Status:** CLS
- 6 Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, windows and doors of dwelling structure require weatherproofing.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 06/26/2026 **Status:** CCH

cc: Swb 2017 1 Borrower Lp

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

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

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: Smart, Antonio **CEO:** Caroline Foulke
147 Sleepy Hollow Dr, West Palm Beach, FL 33415-3123
Situs Address: 147 Sleepy Hollow Dr, West Palm Beach, FL **Case No:** C-2026-02020003
PCN: 00-42-44-01-06-002-0080 **Zoned:** RH

- Violations:** **1 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/19/2026 **Status:** CLS
- 2 Details:** Portable storage containers may be used for the temporary storage of goods for residential uses subject to the following requirements, and shall be exempt from the Zoning Division and Building Permit review:
[Ord. 2017-025] [Ord. 2019-005]
a. A maximum of one container 16 feet in length, eight feet in width, and eight feet in height may be allowed, for no more than two times a year for a maximum of 15 days each time; [Ord. 2017-025]
b. Shall be located on driveways not to overlap easements, sidewalks, or R-O-W.
Code: Unified Land Development Code - 5.B.1.C.4
Issued: 05/19/2026 **Status:** CCH
- 3 Details:** Recreational vehicles, boats, sports vehicles and trailers or any vehicle shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 05/19/2026 **Status:** CLS

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

Agenda No.: 033 **Complexity Level:** - **Status:** Active
Respondent: US BANK TRUST NA TRUST **CEO:** Caroline Foulke
75 Beattie Pl, Greenville, SC 29601-2169
Situs Address: 5454 River Plantation Rd, Lake Worth, FL **Case No:** C-2026-06090025
PCN: 00-42-44-35-06-000-0660 **Zoned:** RS

- Violations:**
- 1** **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
 Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
 Issued: 06/24/2026 **Status:** CCH
 - 2** **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
 Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
 Issued: 06/24/2026 **Status:** CCH
 - 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
 Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
 Issued: 06/24/2026 **Status:** CCH
 - 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
 Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 06/24/2026 **Status:** CCH
 - 5** **Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.
 Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)
 Issued: 06/24/2026 **Status:** CCH
 - 6** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
 a. The barrier must be at least four (4) feet high on the outside.
 b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door.
 Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
 Issued: 06/24/2026 **Status:** CCH

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

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

Violations:	1 Details: Code Section: Art. 5.G.1.D.2.f. Compliance Review and Compliance Determination ...It is a violation of this Code if the project has failed to maintain a minimum of 90 percent of its WHP unit obligation for more than 60 consecutive days, has failed to make a non-compliant WHP rental unit compliant within ten business days of written notice provided by the Planning Director or designee, or has failed to provide additional compliance documentation requested by the Planning Director or designee within ten business days of the written request provided by the Planning Director. Violation Details: Property has not provided Lease Addenda and Rent Calculation Worksheets for tenants at time of lease execution or renewal, or within 10 days of request by County. Property has not provided Occupancy rates for Workforce and Market Rate Units within 10 days of request by County. Property has failed to maintain a minimum of 90% of its WHP unit obligation for a period of more than 60 consecutive days, based on the records submitted by the property. Code: Unified Land Development Code - 5.G.1.D.2.f. Issued: 07/15/2026 Status: CLS
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cc: Ahc Of West Palm Beach Llc

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: Denton, Peyton S Jr **CEO:** John Gannotti
7255 Wilson Rd, West Palm Beach, FL 33413-2240
Situs Address: 7255 Wilson Rd, West Palm Beach, FL **Case No:** C-2026-06240001
PCN: 00-42-43-27-05-006-4706 **Zoned:** AR

Violations:	1 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structures have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/24/2026 Status: CCH
	2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/24/2026 Status: CCH
	3 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. Observation: Operating a spa type business with membership fees on a residential property with no approvals. Code: Unified Land Development Code - 1.A.2 Issued: 06/24/2026 Status: CCH

cc: The Code Clinic, PLLC

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

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

Violations:	1	Details: A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements: a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door >>>MORE SPECIFICALLY, THE SITUATION IS ABSENT OF A PERMITTED POOL BARRIER FOR THE PERMITTED IN-GROUND POOL. THOUGH PERIMETER FENCING EXISTS, IT IS NOT ADEQUATE - PER CHIEF STRUCTURAL INSPECTOR ROBERT HEMP, THIS IS A LIFE SAFETY VIOLATION. * A PERMITTED POOL BARRIER IS REQUIRED TO BE ERECTED. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 06/11/2026
		Status: CLS

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

Violations:			
1	Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R 1998-0307 Observation: Multiple Food trucks being stored and operated on the property without the valid TU permit. Each food truck being operated on the property is a separate violation. Details of the locations of the food trucks is available. Code: Unified Land Development Code - 2.A.11 Issued: 05/11/2026 Status: CCH		
2	Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307 More specifically, there are multiple (4) dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available. Code: Unified Land Development Code - 2.A.11 Issued: 05/11/2026 Status: CCH		
3	Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307 Observation: More specifically, there are multiple (4) dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available. Code: Unified Land Development Code - 2.A.11 Issued: 05/11/2026 Status: CCH		
4	Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307 Observation: More specifically, there are multiple (4) dumpsters that have been added to the parcel without Zoning approval. Each dumpster that has been brought in without approval is a separate violation. Details of the location of each dumpster is available. Code: Unified Land Development Code - 2.A.11 Issued: 05/11/2026 Status: CCH		
5	Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution # R 1998-0307 Observation: Multiple Food trucks being stored and operated on the property without the valid TU permit. Each food truck being operated on the property is a separate violation. Details of the locations of the food trucks is available. Code: Unified Land Development Code - 2.A.11 Issued: 05/11/2026 Status: CCH		

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

- 6 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Chain-link fenced storage/box processing areas have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/11/2026 **Status:** CCH
- 7 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # 2020-019664-0000 (Wall Supported Sign) has become inactive or expired.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 05/11/2026 **Status:** CCH
- 8 Details:** A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R 1998-0307.
- More specifically, fenced in storage and box processing areas were installed/erected without valid building permits or Zoning Approval.
- Code:** Unified Land Development Code - 2.A.11
Issued: 05/11/2026 **Status:** CCH
- 9 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
- i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
 - ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
- More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 05/11/2026 **Status:** CCH
- 10 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
- i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
 - ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
- More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 05/11/2026 **Status:** CCH
- 11 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:
- i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
 - ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.
- More specifically, there are multiple dumpsters that are not screened by the required dumpster enclosure. Each dumpster without an enclosure is a separate violation. Details of the location of each dumpster is available.
- Code:** Unified Land Development Code - 5.B.1.A.3.c & d
Issued: 05/11/2026 **Status:** CCH

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

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

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

Code: Unified Land Development Code - 2.A.11

Issued: 05/11/2026

Status: CCH

- 13 Details:** Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards:

- i. Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by Chapter 62-709, F.A.C., as amended.
- ii. Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

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

Code: Unified Land Development Code - 5.B.1.A.3.c & d

Issued: 05/11/2026

Status: CCH

cc: Atlantis Plaza Investments Inc

Agenda No.: 038	Complexity Level: 1	Status: Active
Respondent: SAMPERIO, JUAN; CANTORAN, GUADALUPE 3009 Lorene Dr, Lake Worth Beach, FL 33461-2124		CEO: Kareem B Graham
Situs Address: 2886 Northside Dr, Lantana, FL		Case No: C-2026-03020009
PCN: 00-43-45-01-016-0082		Zoned: RS
Violations:	1 Details: Parking shall be prohibited on all vacant properties. More specifically, a white van and multiple trailers are stored on the vacant parcel. Code: Unified Land Development Code - 6.D.1.A.1.c Issued: 03/12/2026 Status: SIT 2 Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order. Observation: This vacant lot is being used to store vehicles, trailers, and construction debris. Code: Unified Land Development Code - 1.A.2 Issued: 03/12/2026 Status: SIT	
cc: Cantoran, Guadalupe Samperio, Juan		

Agenda No.: 039	Complexity Level: 1	Status: Removed
Respondent: DIAZ, GERALDINE G; SOSA, EMILIANO 6775 Eastview Dr, Lake Worth, FL 33462-3913		CEO: Kareem B Graham
Situs Address: 6775 Eastview Dr, Lake Worth, FL		Case No: C-2026-04150007
PCN: 00-43-45-01-005-0150		Zoned: RS
Violations:	1 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 05/05/2026 Status: CLS 2 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.3.b Issued: 05/05/2026 Status: CLS	

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

- 3 Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 05/05/2026 **Status:** CLS
- 4 Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/05/2026 **Status:** CLS

Agenda No.: 040 **Complexity Level:** - **Status:** Active
Respondent: PODRAY, LORI; PODRAY, GEORGE **CEO:** Kareem B Graham
107 Edwards Ln, Palm Bch Shrs, FL 33404-5716
Situs Address: 6705 Boston Dr, Lake Worth, FL **Case No:** C-2026-05050015
PCN: 00-43-45-05-01-017-0240 **Zoned:** RS

- Violations:**
- 1 Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.3.b
Issued: 05/26/2026 **Status:** SIT
- 2 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 05/26/2026 **Status:** SIT
- 3 Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:
1) vehicle is registered or licensed;
2) used by a resident of the premises;
3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR); [Ord. 2024-0004]
4) height does not exceed nine feet, including any load, bed, or box; and,
5) total vehicle length does not exceed 26 feet. [Ord. 2005-041]
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 05/26/2026 **Status:** SIT

cc: Podray, George
Podray, George

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: VILLAS OF PALM BEACH HOMEOWNERS ASSN INC **CEO:** Kareem B Graham
4969 Saratoga Rd, West Palm Beach, FL 33415
Situs Address: 4969 Saratoga Rd, West Palm Beach, FL **Case No:** C-2026-05050022
PCN: 00-42-44-12-29-003-0000 **Zoned:** RM

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

cc: Villas Of Palm Beach Homeowners Assn Inc

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

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

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

cc: Yaniel & Son Construction Llc

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

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

Agenda No.: 044 **Complexity Level:** 1 **Status:** Active
Respondent: Kent, Michael S; Kent, Christine Ann **CEO:** Dennis A Hamburger
11526 Dunes Rd, Boynton Beach, FL 33436-5503
Situs Address: 11526 Dunes Rd, Boynton Beach, FL **Case No:** C-2026-06170008
PCN: 00-42-45-36-02-001-0010 **Zoned:** RM

Violations: **3** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-003151-0000 (Reroofing) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 06/23/2026 **Status:** CCH

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

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

Agenda No.: 046 **Complexity Level:** 1 **Status:** Active
Respondent: Monahan, Kevin; Monahan, Nicole **CEO:** Dennis A Hamburger
9343 Sun Pointe Dr, Boynton Beach, FL 33437-3355
Situs Address: 9343 Sun Pointe Dr, Boynton Beach, FL **Case No:** C-2025-12120001
PCN: 00-42-45-22-06-000-4230 **Zoned:** RS

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
OCTOBER 07, 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, two structures on left side of house have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/12/2025 Status: CCH

Agenda No.: 047	Complexity Level: 1	Status: Active
Respondent: DIANA SUSAN GOLD OF THE JOEL IRA GOLD REVOCABLE TRUST AGREEMENT DATED APRIL 26, 2023; JOEL IRA GOLD OF THE JOEL IRA GOLD REVOCABLE TRUST AGREEMENT DATE APRIL 26, 2023		CEO: Dennis A Hamburger
6427 Tiara Dr, Boynton Beach, FL 33437-4171		

Situs Address: 6427 Tiara Dr, Boynton Beach, FL
PCN: 00-42-46-03-05-000-0550

Case No: C-2026-03120009
Zoned: PUD

[illegible]

Agenda No.: 048	Complexity Level: -	Status: Active
Respondent: Bird, Dianne H		CEO: Jamie G Illicete
2062 Vista Dr, North Palm Beach, FL 33408-2725		

Situs Address: 2062 Vista Dr, North Palm Beach, FL
PCN: 00-43-42-05-07-000-0230

Case No: C-2026-04160031
Zoned: RM

Violations:	1 Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, utility trailer improperly parked and not screened from view. Code: Unified Land Development Code - 6.D.1.A.3.c Issued: 04/21/2026 Status: CCH
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Agenda No.: 049 **Complexity Level:** - **Status:** Active
Respondent: Bird, Thomas W; Bird, Dianne H **CEO:** Jamie G Illicete
 2062 Vista Dr, North Palm Beach, FL 33408-2725

Situs Address: 2057 Vista Dr, North Palm Beach, FL
PCN: 00-43-42-05-07-000-0190

Case No: C-2026-04160029
Zoned: RM

Violations:	1	Details:	Code:	Issued:	Status:
		It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of boat parts, boat motor, building material, construction debris, trash or similar items on the property.	Palm Beach County Property Maintenance Code - Section 14-35 (a)	04/17/2026	CCH
	2	Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically, boat with accompanying trailer is improperly parked and not screened from view.	Unified Land Development Code - 6.D.1.A.3.c	04/17/2026	CCH

Agenda No.: 050	Complexity Level: -	Status: Active
Respondent: Bird, Thomas W Jr; Bird, Dianne		CEO: Jamie G Illicete
2062 Vista Dr. North Palm Beach, FL 33408-2725		

Situs Address: 2031 Vista Dr, North Palm Beach, FL
PCN: 00-43-42-05-07-000-0170

Case No: C-2026-04160030
Zoned: RM

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

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

Agenda No.: 051	Complexity Level: -	Status: Active
Respondent: Brad A. Stevens, as Trustee, or his successor in trust, under the Brad A. Stevens Revocable Trust Agreement dated June 03, 2019. 9480 154th Rd N, Jupiter, FL 33478-6991		CEO: Jamie G Illicete
Situs Address: 9480 154th Rd N, Jupiter, FL		Case No: C-2025-08200004
PCN: 00-42-41-18-00-000-5110		Zoned: AR

Violations:	1	Details:	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood accessory structure, in rear yard, has been erected or installed without a valid building permit.	Code:	PBC Amendments to FBC 8th Edition (2023) - 105.1	Issued:	08/20/2025	Status:	CCH
	2	Details:	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed), in rear yard, has been erected or installed without a valid building permit.	Code:	PBC Amendments to FBC 8th Edition (2023) - 105.1	Issued:	08/20/2025	Status:	CCH

Agenda No.: 052	Complexity Level: -	Status: Active
Respondent: David L. Summers as Trustee of the David L. Summers Revocable Trust dated August 18, 2023 19805 Castlewood Dr, Jupiter, FL 33458-1851		CEO: Jamie G Illicete
Situs Address: 19805 Castlewood Dr, Jupiter, FL		Case No: C-2026-03200002
PCN: 00-42-40-27-04-000-0070		Zoned: RS

Violations:	1	Details:	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, brick paver driveway installed in rear of property without a valid building permit.	Code:	PBC Amendments to FBC 8th Edition (2023) - 105.1	Issued:	03/24/2026	Status:	CCH
	2	Details:	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, created a 3rd entry onto property and access gate in rear of property onto 197th PL N, Jupiter, FL. without a valid building permit.	Code:	PBC Amendments to FBC 8th Edition (2023) - 105.1				

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

Issued: 03/24/2026

Status: CCH

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

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/06/2026 **Status:** CCH
 - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Storage container(s) have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/06/2026 **Status:** CCH
 - 3** **Details:** Parking shall be prohibited on all vacant properties. More specifically, parking vehicles, trailers, and equipment on the vacant lot.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/06/2026 **Status:** CCH

cc: Southern Exposure Landscape Of South Florida, Inc.

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

- Violations:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 06/08/2026 **Status:** CLS
 - 2** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Particularly vehicles are not permitted to be parked on the grass.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 06/08/2026 **Status:** CLS

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

- Violations:**
- 1** **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 05/28/2026 **Status:** SIT
 - 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/28/2026 **Status:** SIT

Agenda No.: 056 **Complexity Level:** - **Status:** Removed
Respondent: West Palm LLC **CEO:** Ray F Leighton
115 NE 32nd St, OaklandPark, FL 33334