







**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/26/2022 **Status:** CEH

**cc:** Addison Place Apartments Property Owner Llc  
Nelson Mullins Riley And Scarborough Llp

**Agenda No.:** 006 **Complexity Level:** - **Status:** Active  
**Respondent:** ADDISON PLACE APARTMENTS PROPERTY OWNER **CEO:** Steve G Bisch  
LLC  
1200 S Pine Island Rd, Plantation, FL 33324  
**Situs Address:** 21950 Mizner Way, Boca Raton, FL 33433 **Case No:** C-2022-04250020  
**PCN:** 00-42-47-20-15-004-0000 **Zoned:** RS

- Violations:**
- 1 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, there are signs at this location that do not appear on the approved site plan including but not limited to sign on south side of parcel near Palmetto Park road.  
**Code:** Unified Land Development Code - 2.A.6.B.4  
**Issued:** 04/26/2022 **Status:** CEH
  - 2 **Details:** All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. Including but not limited to sign on the south side of this parcel near Palmetto Park Road that does not appear to have the required building permit.  
**Code:** Unified Land Development Code - 8.E  
**Issued:** 04/26/2022 **Status:** CEH

**cc:** Addison Place Apartments Property Owner Llc  
Nelson Mullins Riley And Scarborough Llp

**Agenda No.:** 007 **Complexity Level:** - **Status:** Active  
**Respondent:** Carter, Robert L **CEO:** Steve G Bisch  
17595 NW 73rd Ter, Trenton, FL 32693-7410  
**Situs Address:** 8827 SW 11th St, Boca Raton, FL 33433 **Case No:** C-2022-07190038  
**PCN:** 00-42-47-29-03-037-0090 **Zoned:** RM

- Violations:**
- 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. There are one or more vehicles on the property not displaying valid license tags including but not limited to black 4 door and white mini bus.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 07/22/2022 **Status:** CEH
  - 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 concrete driveway has been expanded on the property and in the right of way without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/22/2022 **Status:** CEH
  - 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 mini split AC unit has been installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/22/2022 **Status:** CEH
  - 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 landscape material. More specifically the driveway has been expanded through the County right of way without right of way permitting.  
**Code:** Palm Beach County Codes & Ordinances - Ordinance 2019-030

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- Issued:** 07/22/2022 **Status:** CEH
- 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 roof has been added over the area of the front stoop of the residence without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/22/2022 **Status:** CEH
- 6** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/22/2022 **Status:** CEH
- 7** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 07/22/2022 **Status:** CEH
- 8** **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. Vehicles are parked across the sidewalk impeding safe pedestrian transit
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/22/2022 **Status:** CEH
- 9** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. There are vehicles being parked on the grass in the front setback.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 07/22/2022 **Status:** CEH
- 10** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A roofed addition was added at the northwest corner of the dwelling without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/22/2022 **Status:** CEH

cc: Commissioners

**Agenda No.:** 008 **Complexity Level:** - **Status:** Active  
**Respondent:** Getchell, Martin **CEO:** Steve G Bisch  
5090 Lake Blvd, Delray Beach, FL 33484-4244  
**Situs Address:** 5090 Lake Blvd, Delray Beach, FL 33484 **Case No:** C-2022-03070033  
**PCN:** 00-42-46-23-01-000-2070 **Zoned:** RS

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed to the west of the home without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/16/2022 **Status:** CEH
- 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 roofed tiki hut type structure has been erected or installed behind the residence without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/16/2022 **Status:** CEH



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**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/15/2022 **Status:** CEH

**Agenda No.:** 011 **Complexity Level:** - **Status:** Removed  
**Respondent:** Quevedo, Jhonira S; Quevedo, Keren D **CEO:** Steve G Bisch  
9171 SW 18th Rd, Boca Raton, FL 33428-2038  
**Situs Address:** 9171 SW 18th Rd, Boca Raton, FL 33428 **Case No:** C-2022-05190003  
**PCN:** 00-42-47-31-06-057-0120 **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, a brick paver driveway and expanded parking area has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/25/2022 **Status:** CLS

**Agenda No.:** 012 **Complexity Level:** - **Status:** Active  
**Respondent:** THE PINES OF BOCA LAGO CONDOMINIUM **CEO:** Steve G Bisch  
ASSOCIATION, INC  
400 S Dixie Hwy, 420, Boca Raton, FL 33432  
**Situs Address:** 9255 Vista Del Lago, FL **Case No:** C-2022-04250045  
**PCN:** **Zoned:**

**Violations:**

**1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2020-046092-0000 has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/05/2022 **Status:** CEH

**2** **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-2020-046092-0000 has become inactive and components of the roadway do not comply with requirements.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 05/05/2022 **Status:** CEH

**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 # P-1991-028650-0000 P91005802 Plumbing has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/05/2022 **Status:** CEH

**4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2007-010351-0001 M07002605 Gas Tank <= 500 Gals Incl Lines / Remove has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/05/2022 **Status:** CEH

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**5** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2007-010351-0000 E07005269 Electrical Generator - Other Than 1&2 Fam has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 05/05/2022 **Status:** CEH

cc: Schiller, Neil M Esq

**Agenda No.:** 013 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Barron, Jimmy F; Barron, Esmeralda **CEO:** Brian Burdett  
17348 79th Ct N, Loxahatchee, FL 33470-2985  
**Situs Address:** 17348 79th Ct N, Loxahatchee, FL 33470 **Case No:** C-2022-03020020  
**PCN:** 00-40-42-26-00-000-2220 **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, shed/ structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/17/2022 **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, accessory structure/ garage has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/17/2022 **Status:** CLS

**Agenda No.:** 014 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Kennedy, Paul S **CEO:** Brian Burdett  
7498 Apache Blvd, Loxahatchee, FL 33470-1948  
**Situs Address:** 7498 Apache Blvd, Loxahatchee, FL 33470 **Case No:** C-2022-08110012  
**PCN:** 00-41-42-30-00-000-2330 **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, fence/ structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/12/2022 **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, shed/ structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/12/2022 **Status:** SIT

**Agenda No.:** 015 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Mesa, Maidelys Carrazana **CEO:** Brian Burdett  
17103 68th St N, Loxahatchee, FL 33470-3340  
**Situs Address:** 17103 68th St N, Loxahatchee, FL 33470 **Case No:** C-2022-02030014  
**PCN:** 00-40-42-35-00-000-1470 **Zoned:** AR







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JANUARY 11, 2023 9:00 AM**

**Situs Address:** 1618 Woods Bnd, West Palm Beach, FL 33406      **Case No:** C-2022-04130021  
**PCN:** 00-43-44-07-17-000-0141      **Zoned:** RM

- Violations:**
- 3**    **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' PVC Fence in front Setback has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2022      **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, Porch Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/15/2022      **Status:** SIT

**Agenda No.:** 019      **Complexity Level:** -      **Status:** Removed  
**Respondent:** DEANDREA, MARY      **CEO:** Frank A Davis  
2570 Flamingo Lakes Dr, West Palm Beach, FL 33406-4307

**Situs Address:** 2570 Flamingo Lake Dr, West Palm Beach, FL 33406      **Case No:** C-2022-06270018  
**PCN:** 00-43-44-05-19-000-0240      **Zoned:** RS

- Violations:**
- 1**    **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, B-2008-11327/B08010249 (Alteration).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 07/08/2022      **Status:** CLS

**Agenda No.:** 020      **Complexity Level:** -      **Status:** Removed  
**Respondent:** DOTTER, NICHOLAS T; DOTTER, JARRETT C;  
DOTTER, VICTOR      **CEO:** Frank A Davis  
255 Ranch Ln, West Palm Beach, FL 33406-3169

**Situs Address:** 255 Ranch Ln, West Palm Beach, FL 33406      **Case No:** C-2022-07070018  
**PCN:** 00-43-44-05-06-018-0030      **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, Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/07/2022      **Status:** CLS

**Agenda No.:** 021      **Complexity Level:** -      **Status:** Active  
**Respondent:** PAGAN, FRANCISCO Jr; PAGAN, EMELIA J      **CEO:** Frank A Davis  
2913 Scanlan Ave, Lake Worth Beach, FL 33461-3736

**Situs Address:** 2913 Scanlan Ave, Lake Worth, FL 33461      **Case No:** C-2022-03160031  
**PCN:** 00-43-44-20-04-016-0060      **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, Addition has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/16/2022      **Status:** CEH



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JANUARY 11, 2023 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 06/09/2022 **Status:** CLS

**Agenda No.:** 024 **Complexity Level:** - **Status:** Active  
**Respondent:** Louis C Gradolph as Life tenant and Crystal Gradolph as  
Remainderman. **CEO:** Jose Feliciano  
4631 Selberg Ln, Lake Worth, FL 33461-4361  
**Situs Address:** 4631 Selberg Ln, Lake Worth, FL 33461 **Case No:** C-2022-01250026  
**PCN:** 00-42-44-25-00-000-1710 **Zoned:** RM

- Violations:**
- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple accessory structures (sheds, roofed structures) have been erected or installed without a valid building permit at property rear.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/26/2022 **Status:** CEH
  - 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, water and electrical service has been erected or installed without a valid building permit at property rear.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/26/2022 **Status:** CEH
  - 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically; property being used for the open outdoor storage of motor vehicles, vessels, building materials and assorted items  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 01/26/2022 **Status:** CEH
  - 6 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, property is being used as a salvage, storage yard for the open outdoor storage of motor vehicles, vessels, appliances and building materials throughout property rear and side.  
**Code:** Unified Land Development Code - 4.A.7.C.6  
**Issued:** 01/26/2022 **Status:** CEH
  - 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, concrete driveway has been erected, enlarged and/or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/26/2022 **Status:** CEH

cc: Grandolph, Crystal  
Pbso

**Agenda No.:** 025 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Bradford, Angelica D; Bradford, Charles T **CEO:** Caroline Foulke  
8358 Sun Up Trl, Boynton Beach, FL 33436-1521  
**Situs Address:** 8358 Sunup Trl, Boynton Beach, FL 33436 **Case No:** C-2022-06220062  
**PCN:** 00-42-45-13-00-000-1050 **Zoned:** AR

- Violations:**
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/28/2022 **Status:** CEH





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- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022 **Status:** CEH
- 6** **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-2013-023196-0000 2 Sign - Wall Supported has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022 **Status:** CEH
- 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 # B-2008-020806-0000 2 B08015880 Sign - Wall Supported has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022 **Status:** CEH
- 8** **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-2006-058898-0000 7 B06051986 Sign - Wall Supported has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022 **Status:** CEH
- 9** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2006-058897-0000 7 B06051985 Sign - Wall Supported has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022 **Status:** CEH
- 10** **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-2005-041288-0000 2 B05038796 Sign - Wall Supported has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022 **Status:** CEH
- 11** **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-2004-034516-0000 2 B04031533 Sign - Wall Supported has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/21/2022 **Status:** CEH
- 12** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2003-032256-0000 2 E03014374 Electrical has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1



**CODE ENFORCEMENT  
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**Issued:** 06/21/2022 **Status:** CEH

**13 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-2003-027809-0000 2 B03021949 Demolition Interior non-structural has become inactive or expired.

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

**Issued:** 06/21/2022 **Status:** CEH

**cc:** Cohen Market Ventures, Llc  
Cohen Market Ventures, Llc

**Agenda No.:** 032 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** Novogrodsky, Jack; Novogrodsky, Dolores **CEO:** John Gannotti  
 138 Stratford J, West Palm Bch, FL 33417-6743

**Situs Address:** 286 Coventry L, West Palm Beach, FL 33417 **Case No:** C-2022-08010020  
**PCN:** 00-42-43-23-07-012-2860 **Zoned:** RH

**Violations:**

- 1 Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. More specifically the window A/C unit.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (b) (1)  
**Issued:** 08/04/2022 **Status:** CLS
- 2 Details:** Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section. More specifically the non-working receptacles and lighting switches.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c) (1)  
**Issued:** 08/04/2022 **Status:** CLS
- 3 Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically the room doors, bathroom vanity,  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (c)  
**Issued:** 08/04/2022 **Status:** CLS
- 4 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 missing bathroom faucet handle.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 08/04/2022 **Status:** CLS

**cc:** Novogrodsky, Dolores  
Novogrodsky, Jack

**Agenda No.:** 033 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Pontus Tp Portfolio Llc **CEO:** John Gannotti  
 1200 S Pine Island Rd, Plantation, FL 33324

**Situs Address:** 3030 N Military Trl, West Palm Beach, FL 33409 **Case No:** C-2022-09130009  
**PCN:** 00-42-43-13-01-004-0020 **Zoned:** CG

**Violations:**

- 1 Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance. More specifically overgrown grass.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 09/15/2022 **Status:** CEH
- 2 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically a broken lawn chair, pile of vegetative debris.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/15/2022 **Status:** CEH
- 3 Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically the potholes in parking lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 09/15/2022 **Status:** CEH







**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
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**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 roofed deck has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/26/2022 **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:** 08/26/2022 **Status:** SIT

**Agenda No.:** 045 **Complexity Level:** - **Status:** Active  
**Respondent:** Cross County Owner LLC **CEO:** Ray F Leighton  
 1200 S Pine Island Rd, Plantation, FL 33324  
**Situs Address:** 4380 Westgate Ave, West Palm Beach, FL **Case No.:** C-2022-09200004  
**PCN:** 00-42-43-25-00-000-1320 **Zoned:** CG

**Violations:**

- 1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically repair the chain link fence.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 09/22/2022 **Status:** SIT

**cc:** Cross County Owner Llc  
Cross County Owner Llc

**Agenda No.:** 046 **Complexity Level:** - **Status:** Removed  
**Respondent:** Gavino, Jorge G **CEO:** Ray F Leighton  
 1279 Marine Dr, West Palm Beach, FL 33409-6241  
**Situs Address:** 1279 Marine Dr, West Palm Beach, FL 33409 **Case No.:** C-2022-06160003  
**PCN:** 00-43-43-30-00-000-5013 **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 screen room has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2022 **Status:** CLS

**cc:** Code Enforcement

**Agenda No.:** 047 **Complexity Level:** - **Status:** Active  
**Respondent:** Unico Developers Corporation **CEO:** Ray F Leighton  
 4846 Cherry Rd, West Palm Beach, FL 33417  
**Situs Address:** 2910 Okeechobee Blvd, West Palm Beach, FL 33409 **Case No.:** C-2022-07260013  
**PCN:** 00-43-43-30-01-001-0150 **Zoned:** CG

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood and chain link fencing has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/01/2022 **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 roofed structure on the east side has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
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- |          |   |
|----------|---|
| <b>3</b> | <p><b>Issued:</b> 08/01/2022 <span style="float: right;"><b>Status:</b> SIT</span></p> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed w/roof structure has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 08/01/2022 <span style="float: right;"><b>Status:</b> SIT</span></p> |
| <b>4</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, outdoor lighting has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 08/01/2022 <span style="float: right;"><b>Status:</b> SIT</span></p>   |
| <b>5</b> | <p><b>Details:</b> 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, security cameras have been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 08/01/2022 <span style="float: right;"><b>Status:</b> SIT</span></p>  |
| <b>6</b> | <p><b>Details:</b> 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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)</p> <p><b>Issued:</b> 08/01/2022 <span style="float: right;"><b>Status:</b> SIT</span></p>  |
| <b>8</b> | <p><b>Details:</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)</p> <p><b>Issued:</b> 08/01/2022 <span style="float: right;"><b>Status:</b> SIT</span></p>  |
| <b>9</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 08/01/2022 <span style="float: right;"><b>Status:</b> SIT</span></p>   |

cc: Unico Developers Corp.

<b>Agenda No.:</b> 048	<b>Complexity Level:</b> -	<b>Status:</b> Active		
<b>Respondent:</b> Zapata, Rosmery E 2117 Worthington Rd, West Palm Beach, FL 33409-6441		<b>CEO:</b> Ray F Leighton		
<b>Situs Address:</b> 2113 Worthington Rd, West Palm Beach, FL 33409		<b>Case No:</b> C-2022-08030013		
<b>PCN:</b> 00-43-43-29-02-006-0150		<b>Zoned:</b> RM		
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>2</b></td> <td style="padding: 5px;"> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed / building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 08/04/2022 <span style="float: right;"><b>Status:</b> SIT</span></p> </td> </tr> </table>		<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed / building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 08/04/2022 <span style="float: right;"><b>Status:</b> SIT</span></p>
<b>2</b>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed / building has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 08/04/2022 <span style="float: right;"><b>Status:</b> SIT</span></p>			



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
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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, the fence has been erected or installed without a valid building permit.

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

**Issued:** 07/26/2022

**Status:** CEH

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

More specifically, the garbage containers stored in the front setback.

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

**Issued:** 07/26/2022

**Status:** CEH

**Agenda No.:** 052

**Complexity Level:** 1

**Status:** Active

**Respondent:** Souverain, Marie D

**CEO:** Timothy M Madu

5821 Autumn Ridge Rd, Lake Worth Beach, FL 33463-6745

**Situs Address:** 5821 Autumn Ridge Rd, Lake Worth, FL 33463

**Case No.:** C-2022-05240005

**PCN:** 00-42-44-35-01-000-8680

**Zoned:** RS

**Violations:**

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

More specifically, the driveway on the east side of the building has been erected or installed without a valid building permit.

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

**Issued:** 05/24/2022

**Status:** CEH

- 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 fence has been erected or installed without a valid building permit.

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

**Issued:** 05/24/2022

**Status:** CEH

- 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, the open storage of white bags, on pallets, in the driveway.

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

**Issued:** 05/24/2022

**Status:** CEH

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

More specifically, the trailer on the property is not screened from the public roadway.

**Code:** Unified Land Development Code - 6.D.1.A.1.c

**Issued:** 05/24/2022

**Status:** CEH

- 5 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

More specifically, the vehicle parked on the grass (the swale).

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b

**Issued:** 05/24/2022

**Status:** CEH

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

More specifically, the grass needs to be cut.

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

**Issued:** 05/24/2022

**Status:** CEH





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**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 08/01/2022 **Status:** CLS

**Agenda No.:** 055 **Complexity Level:** - **Status:** Removed  
**Respondent:** BRAHMBHATT, MANOJKUMAR S; BRAHMBHATT, SANGITABEN MANOJ **CEO:** Nedssa Merise  
1046 Grove Park Cir, Boynton Beach, FL 33436-9436

**Situs Address:** 9173 E Highland Pines Blvd, Palm Beach Gardens, FL 33418 **Case No:** C-2022-08220031  
**PCN:** 00-42-42-13-07-000-0440 **Zoned:** RM

- Violations:**
- 3** **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.  
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.  
  
Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 08/24/2022 **Status:** CLS
  - 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.  
  
Obtain required building permits for the fence or remove the fence.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/24/2022 **Status:** CLS

**Agenda No.:** 056 **Complexity Level:** 3 **Status:** Active  
**Respondent:** Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Joseph Majerczak and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (8438 Square Lake Dr, Palm Beach Gardens, FL and 00-42-42-24-01-000-0632).  
8438 Square Lake Dr, Palm Beach Gardens, FL 33418-6140

**Situs Address:** 8438 Square Lake Dr, Palm Beach Gardens, FL 33418 **Case No:** C-2022-06220047  
**PCN:** 00-42-42-24-01-000-0632 **Zoned:** RE

- Violations:**
- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
  
Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 06/29/2022 **Status:** SIT
  - 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive Fence permit # B-1988-035288-0000 has become inactive or expired.  
  
Inactive Fence permit # B-1988-035288-0000 has expired. Obtain a new permit or re-activate Inactive Fence permit # B-1988-035288-0000.







**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/03/2022 **Status:** SIT

cc: Richards, Wayne M Esq

**Agenda No.:** 060 **Complexity Level:** 1 **Status:** Active  
**Respondent:** MORRIS, BITHIAH; LEBLANC, LINDA; Bithiah Morris and Serve: **CEO:** Nedssa Merise  
 Unknown Personal Representative, Spouse, Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Linda Leblanc and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at (5929 Cayman Circle West, West Palm Beach, FL 33407 and 00-42-43-01-05-018-0260).  
 5929 Cayman Cir W, West Palm Bch, FL 33407-1851  
**Situs Address:** 5929 Cayman Cir W, West Palm Beach, FL 33407 **Case No:** C-2022-08310003  
**PCN:** 00-42-43-01-05-018-0260 **Zoned:** RM

- Violations:**
- 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
  
 Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to white vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 08/31/2022 **Status:** SIT
  - 2 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.  
  
 Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions. More specifically, Remove any vehicles that are restricting access to the sidewalk. Do not obstruct the pedestrian's right-of-way.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 08/31/2022 **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, driveway has been erected or installed without a valid building permit.  
  
 Obtain required building permits for the driveway or remove the driveway.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/31/2022 **Status:** SIT
  - 4 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.  
 Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.  
  
 Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
 Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 08/31/2022 **Status:** SIT

**Agenda No.:** 061 **Complexity Level:** - **Status:** Removed  
**Respondent:** LINDSEY, STANDFORD D **CEO:** Nedssa Merise  
 4587 Caribbean Blvd, West Palm Beach, FL 33407-1862  
**Situs Address:** 5941 Cayman Cir E, West Palm Beach, FL 33407 **Case No:** C-2022-07180013  
**PCN:** 00-42-43-01-00-000-3030 **Zoned:** RM







**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

- 5** **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, General electrical/ permit # P-1994-005819-0001 has become inactive or expired.
- General electrical/ permit # P-1994-005819-0001 has expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/11/2022 **Status:** SIT
- 6** **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, Addition permit #B-1994-005819-0000 has become inactive or expired.
- Addition permit #B-1994-005819-0000 has expired. Obtain a new permit or re-activate Addition permit #B-1994-005819-0000  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/11/2022 **Status:** SIT
- 7** **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, Certificate of completion for inactive permits (P-1994-005819-0002, E-1994-005819-0001, (B-1994-005819-0000).
- Obtain a Certificate of Completion for permit #( plumbing P-1994-005819-0002) (Electrical E-1994-005819-0001), (Addition B-1994-005819-0000).  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5  
**Issued:** 07/11/2022 **Status:** SIT
- 8** **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
- More specifically, Certificate of occupancy for inactive Addition permits (B-1994-005819-0000)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 07/11/2022 **Status:** SIT

**Agenda No.:** 065 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** FERN PROPERTIES, LLC **CEO:** Joanna Mirodias  
 154 Sedona Way, Palm Beach Gardens, FL 33418  
**Situs Address:** 17329 Sapp Pl, Jupiter, FL 33458 **Case No.:** C-2022-09140015  
**PCN:** 00-42-41-03-09-000-0060 **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:** 09/14/2022 **Status:** SIT
- 2** **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.  
**Code:** Unified Land Development Code - 6.D.1.A.1  
**Issued:** 09/14/2022 **Status:** SIT
- 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.1.c  
**Issued:** 09/14/2022 **Status:** SIT
- 4** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 09/14/2022 **Status:** SIT













**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/05/2022 **Status:** CEH

**Agenda No.:** 077 **Complexity Level:** - **Status:** Active  
**Respondent:** MARTINEZ, RUBI YANIUSKA **CEO:** Paul Pickett  
2416 W Lakewood Rd, West Palm Beach, FL 33406-3175  
**Situs Address:** 2416 W Lakewood Rd, West Palm Beach, FL 33406 **Case No:** C-2022-08230015  
**PCN:** 00-43-44-05-13-000-0100 **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, white fence / perimeter and side fence has been erected or installed without a valid building permit.

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-2021-056640-0000 fence has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 08/26/2022 **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, the paver driveway has been erected or installed without a valid building permit.

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-2021-056639-0000 Driveway w turn out has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 08/26/2022 **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, the (2) patio structures have been altered with outdoor kitchens installed, and the other structure was modified to a laundry room. All mechanical, structural, electrical and plumbing changes to these structures require permits with applicable inspections.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/26/2022 **Status:** SIT
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alterations / modifications made to the bedrooms has been erected or installed without a valid building permit. The expansion of the rooms and closets modifications ( egress door covered by drywall and inaccessible) shall be permitted or removed.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/26/2022 **Status:** SIT



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

- 5 Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
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 but not limited to, the large holes cut and dug into the concrete slab shall be repaired and maintained. Allowing the large holes to exist poses a potential safety hazard to occupants as well as to the structural integrity.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
Palm Beach County Property Maintenance Code - Section 14-34 (f)
- Issued:** 08/26/2022 **Status:** SIT
- 6 Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.  
All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically but not limited to, all electric panels shall be free or openings and voids. All voids shall be covered with blanks to prevent electric hazard.
- Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)  
Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
- Issued:** 08/26/2022 **Status:** SIT

**Agenda No.:** 078 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Bailyson, Kenneth **CEO:** Debbie N Plaud  
 677 Cresta Cir, West Palm Beach, FL 33413-1047  
**Situs Address:** 4863 Coconut Rd, Lake Worth, FL 33461 **Case No:** C-2022-06280020  
**PCN:** 00-43-44-30-01-107-0050 **Zoned:** RM

**Violations:**

- 1 Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
- Issued:** 08/22/2022 **Status:** CEH
- 2 Details:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
- Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
- More specifically, but not limited to, septic tank/ sewer line in disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)  
Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
- Issued:** 08/22/2022 **Status:** CEH
- 3 Details:** All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner.
- More specifically, but not limited to, exterior electrical outlets and exterior electrical wires are not property covered.
- Fire alarms damaged/missing from interior units.
- Code:** Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
- Issued:** 08/22/2022 **Status:** CEH
- 4 Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
- More specifically, but not limited to, lighting fixtures on the exterior of units do not have light bulbs installed creating an electrical hazard.
- Code:** Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)
- Issued:** 08/22/2022 **Status:** CEH
- 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 membrane structure/canopy has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 08/22/2022 **Status:** CLS



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/06/2022 **Status:** CEH

**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, sheds has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/06/2022 **Status:** CEH

**Agenda No.:** 081 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** MEZUZA LLC **CEO:** Debbie N Plaud  
 7808 Sonoma Springs Cir, Unit 101, Lake Worth, FL 33463  
**Situs Address:** 3662 Melaleuca Ln, A, Lake Worth, FL 33461 **Case No:** C-2022-07280030  
**PCN:** 00-43-44-30-01-107-0011 **Zoned:** RM

**Violations:**

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/19/2022 **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.
- Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 09/19/2022 **Status:** CLS
- 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-2011-008433-0000 has become inactive or expired.
- No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
- More specifically, Single Family Dwelling has been occupied without obtaining a Certificate of Occupancy.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
 PBC Amendments to FBC 7th Edition (2020) - 111.1  
**Issued:** 09/19/2022 **Status:** CLS
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple structures (chicken coops) have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/19/2022 **Status:** CLS
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, occupancy has been changed from Single Family Dwelling without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/19/2022 **Status:** CLS

cc: Mezuza Llc



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

1200 Pine Island Rd, Plantation, FL 33324

**Situs Address:** 8095 Mizner Ln, Boca Raton, FL 33433

**Case No:** C-2022-07110003

**PCN:** 00-42-47-20-15-000-1740

**Zoned:** RS

**Violations:**

- 1** **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, there is water damage to the ceiling and kitchen and bathroom cabinets. One of the bathroom tubs also appears to have cracks and peeling paint.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 07/16/2022 **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. Specifically, Air Conditioning (Mechanical Equipment) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2022 **Status:** CEH
- 3** **Details:** All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Mechanical Equipment (Air Conditioning) not operating properly.  
**Code:**  
**Issued:** 07/16/2022 **Status:** CEH

**cc:** Addison Place Apartments Property Owners Llc  
Addison Place Apartments Property Owners Llc  
Addison Place Apartments Property Owners Llc  
Addison Place Apartments Property Owners Llc  
Addison Place Apartments Property Owners Llc

**Agenda No.:** 085

**Complexity Level:** -

**Status:** Active

**Respondent:** All Seasons of Delray Beach LLC

**CEO:** Patrick L Prentice

31731 Northwestern Hwy, Ste 250W, Farmington, MI  
48334-1668

**Situs Address:** 156th Ct S, Delray Beach, FL

**Case No:** C-2022-08180046

**PCN:** 00-42-46-20-01-000-0810

**Zoned:** AGR

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six foot chain link fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/25/2022 **Status:** SIT
- 2** **Details:** Uncultivated vegetation when greater than 18 inches in height located on vacant lots shall be considered a nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 08/25/2022 **Status:** CLS
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, but not limited to, the trash and debris littering the front of the property.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/25/2022 **Status:** SIT

**cc:** All Seasons Of Delray Beach Llc

**Agenda No.:** 086

**Complexity Level:** -

**Status:** Active

**Respondent:** All Seasons of Delray Beach LLC

**CEO:** Patrick L Prentice

31731 Northwestern Hwy, Ste 250W, Farmington, MI  
48334-1668

**Situs Address:** 8892 156th Ct S, Delray Beach, FL 33446

**Case No:** C-2022-08220056









**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Violations:**

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

>>>More specifically, FILL has been delivered upon the situs, without first obtaining a permit. Please obtain the required permit for FILL.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 06/10/2022 **Status:** CLS

**Agenda No.:** 093

**Complexity Level:** -

**Status:** Postponed

**Respondent:** BJORNSON, ROBERT

**CEO:** Ronald Ramos

230 N L St, Lake Worth Beach, FL 33460-3416

**Situs Address:** 9105 High Point Dr, West Palm Beach, FL 33403

**Case No.:** C-2022-06060019

**PCN:** 00-43-42-17-02-001-0130

**Zoned:** RH

**Violations:**

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

>>>More specifically, an detached accessory structure (made of wood with a white metal roof) has been erected or installed without a valid building permit. Obtain required building permits for the detached accessory structure (made of wood with a white metal roof) or remove the detached accessory structure (made of wood with a white metal roof).

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/07/2022 **Status:** CEH

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

>>>More specifically, a 6' wood fence has been erected or installed without a valid building permit. Obtain required building permits for the 6' wood fence or remove the 6' wood fence.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/07/2022 **Status:** CEH

**Agenda No.:** 094

**Complexity Level:** -

**Status:** Active

**Respondent:** NORTHSTAR PROS LLC

**CEO:** Ronald Ramos

2388 N WALLEN Dr, Palm Beach Gardens, FL 33410

**Situs Address:** 12604 Prosperity Farms Rd, Palm Beach Gardens, FL 33410 **Case No.:** C-2022-03020010

**PCN:** 00-43-41-32-00-000-1271

**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, SPRAY-ON INSULATION has been erected or installed without a valid building permit. Obtain required building permits for the SPRAY-ON INSULATION or remove the SPRAY-ON INSULATION.

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



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, 6' wood fence has been erected or installed without a valid building permit. Obtain required building permits for the 6' wood fence or remove the 6' wood fence.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/18/2022 **Status:** CLS
- 6** **Details:** A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, marine vessel with accompanying trailers, and trailers.
- >>>More specifically, cease allowing the number of recreational vehicles, boats, sports vehicles and/or trailers to exceed the maximum permitted by Code.
- Code:** Unified Land Development Code - 6.D.1.A.1  
**Issued:** 03/18/2022 **Status:** CLS
- 7** **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. >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, remove all trailers and recreational vehicles from the front setback or other area between the structure and street. Park all trailers and recreational vehicles in the side or rear yard. Park all trailers and recreational vehicles in the side or rear yard and screen all trailers and recreational vehicles from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.1.b  
Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 03/18/2022 **Status:** CLS
- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, surveillance cameras (front gate) have been erected or installed without a valid building permit. Obtain required building permits for the surveillance cameras (front gate) or remove the surveillance cameras (front gate).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/18/2022 **Status:** CLS
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, shed (N/W quadrant) has been erected or installed without a valid building permit. Obtain required building permits for the shed (N/W quadrant) or remove the shed (N/W quadrant).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/18/2022 **Status:** SIT
- 10** **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, enclosed trailer (S/W quadrant) has been erected or installed without a valid building permit. Obtain required building permits for the enclosed trailer (S/W quadrant) or remove the enclosed trailer (S/W quadrant).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/18/2022 **Status:** CLS

cc: Code Enforcement













**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 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, A BRICK PAVER DRIVEWAY has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/22/2022 **Status:** CEH
- 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, NEW WINDOWS has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/22/2022 **Status:** CEH

**Agenda No.:** 107 **Complexity Level:** 3 **Status:** Active  
**Respondent:** Salazar, Santiago Silot **CEO:** Omar J Sheppard  
 511 El Prado, West Palm Beach, FL 33405-1959  
**Situs Address:** 153 Neva Dr, West Palm Beach, FL 33415 **Case No:** C-2022-08180004  
**PCN:** 00-42-43-35-14-002-0200 **Zoned:** RM

**Violations:**

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/23/2022 **Status:** CEH
- 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.4.a.2.b  
**Issued:** 08/23/2022 **Status:** CLS

**cc:** Code Enforcement  
Salazar, Santiago Silot

**Agenda No.:** 108 **Complexity Level:** - **Status:** Removed  
**Respondent:** TERRACINA HOMEOWNERS' ASSOCIATION, INC **CEO:** Omar J Sheppard  
 4420 Beacon Cir, West Palm Beach, FL 33407  
**Situs Address:** 6565 Del Verde Blvd, West Palm Beach, FL 33413 **Case No:** C-2022-01110004  
**PCN:** 00-42-43-33-06-001-0000 **Zoned:** PUD

**Violations:**

- 1 **Details:** 18.2.3.5.7.1 - Traffic-Calming Devices  
  
Traffic calming devices, if installed, shall meet the requirements set forth by the Palm Beach County Traffic Division. See Figure 18.2.3.5.7.1 and Figure 18.2.3.5.7.2 for details.  
**Code:** National Fire Protection Association 1 2018 - 18.2.3.5.7.1  
**Issued:** 01/31/2022 **Status:** CLS

**cc:** Fire Rescue  
Terracina Homeowners' Association, Inc  
Terracina Homeowners' Association, Inc  
Ward Damon Attorneys At Law

**Agenda No.:** 109 **Complexity Level:** - **Status:** Active  
**Respondent:** Charles S. Whiteside Trustee of The Charles S. Whiteside **CEO:** Omar J Sheppard  
 Declaration of Trust Dated May 8, 1995  
 PO BOX 541347, Lake Worth, FL 33454-1347  
**Situs Address:** 270 Truck and Trailer Way, West Palm Beach, FL 33413 **Case No:** C-2022-08240014  
**PCN:** 00-42-43-27-05-006-3503 **Zoned:** IL

**Violations:**

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

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 09/07/2022	<b>Status:</b> CEH
<b>2</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, MULTIPLE ROOFED STRUCTURES has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 09/07/2022	<b>Status:</b> CEH
<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A CHAIN LINK FENCE has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 09/07/2022	<b>Status:</b> CEH
<b>4</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, MULTIPLE SHIPPING CONTAINERS has been erected or installed without a valid building permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 09/07/2022	<b>Status:</b> CEH

cc: Charles S. Whiteside

<b>Agenda No.:</b> 110	<b>Complexity Level:</b> -	<b>Status:</b> Postponed																
<b>Respondent:</b> Vassallo, Jean A 683 Snead Cir, West Palm Beach, FL 33413-1250		<b>CEO:</b> Omar J Sheppard																
<b>Situs Address:</b> 683 Snead Cir, West Palm Beach, FL 33413		<b>Case No.:</b> C-2022-08040015																
<b>PCN:</b> 00-42-43-35-18-008-0050		<b>Zoned:</b> RM																
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;"><b>1</b></td> <td><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</td> </tr> <tr> <td></td> <td><b>Issued:</b> 08/10/2022</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CEH</td> </tr> <tr> <td style="text-align: center;"><b>3</b></td> <td><b>Details:</b> 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.</td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> </tr> <tr> <td></td> <td><b>Issued:</b> 08/10/2022</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CEH</td> </tr> </table>		<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit.		<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1		<b>Issued:</b> 08/10/2022		<b>Status:</b> CEH	<b>3</b>	<b>Details:</b> 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.		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)		<b>Issued:</b> 08/10/2022		<b>Status:</b> CEH
<b>1</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit.																	
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1																	
	<b>Issued:</b> 08/10/2022																	
	<b>Status:</b> CEH																	
<b>3</b>	<b>Details:</b> 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.																	
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)																	
	<b>Issued:</b> 08/10/2022																	
	<b>Status:</b> CEH																	

<b>Agenda No.:</b> 111	<b>Complexity Level:</b> -	<b>Status:</b> Active										
<b>Respondent:</b> Castellano, Marcel Vazquez; Veliz, Yanet Mollinedo 696 Arlington Dr, West Palm Beach, FL 33415-3514		<b>CEO:</b> David T Snell										
<b>Situs Address:</b> 696 Arlington Dr, West Palm Beach, FL 33415		<b>Case No.:</b> C-2022-06010004										
<b>PCN:</b> 00-42-44-02-04-000-0043		<b>Zoned:</b> RS										
<b>Violations:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;"><b>3</b></td> <td><b>Details:</b> 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.</td> </tr> <tr> <td></td> <td style="text-align: center;">Specifically: Sheds have been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</td> </tr> <tr> <td></td> <td><b>Issued:</b> 06/03/2022</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Status:</b> CEH</td> </tr> </table>		<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.		Specifically: Sheds have been erected or installed without a valid building permit.		<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1		<b>Issued:</b> 06/03/2022		<b>Status:</b> CEH
<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.											
	Specifically: Sheds have been erected or installed without a valid building permit.											
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1											
	<b>Issued:</b> 06/03/2022											
	<b>Status:</b> CEH											

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**5**    **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Specifically: Vehicles parked on an "unimproved" surface in the Urban Suburban Tier.

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b

**Issued:** 06/03/2022

**Status:** CEH

**Agenda No.:** 112

**Complexity Level:** -

**Status:** Active

**Respondent:** Hittle, Melvin; Hittle, Lois

**CEO:** David T Snell

1286 Rainbow Ave, West Palm Beach, FL 33406-4880

**Situs Address:** 1286 Rainbow Ave, West Palm Beach, FL 33406

**Case No.:** C-2022-09020001

**PCN:** 00-42-44-12-11-000-0460

**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: 6ft privacy fence/(gate) has been erected or installed without a valid building permit.

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

**Issued:** 09/12/2022

**Status:** CEH

**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: The exterior is used to openly store and array of different item considered trash and debris: old scrap plywood, vegetative cuttings from a tree which is a violation of this Section.

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

**Issued:** 09/12/2022

**Status:** CEH

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

Specifically: The overall exterior is not maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare, and particularly, the windows

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

**Issued:** 09/12/2022

**Status:** CEH

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

Specifically: The grass, weeds and low-growing vegetation is not maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

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

**Issued:** 09/12/2022

**Status:** CEH

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

Specifically: A splitter A/C has been erected or installed without a valid building permit.

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

**Issued:** 09/12/2022

**Status:** CEH

**cc:** Code Enforcement

**Agenda No.:** 113

**Complexity Level:** -

**Status:** Removed

**Respondent:** Hunter, Bobby L

**CEO:** David T Snell

60 Crane Ln, West Palm Beach, FL 33415-3110

**Situs Address:** 60 Crane Ln, West Palm Beach, FL 33415

**Case No.:** C-2022-08310010

**PCN:** 00-42-44-01-08-004-0110

**Zoned:** RH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Violations:** **3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Specifically: There multiple vehicles parked on the "Unimproved" surface in the Urban Suburban Tier.

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 08/31/2022 **Status:** CLS

**Agenda No.:** 114 **Complexity Level:** - **Status:** Active  
**Respondent:** Inch, George T **CEO:** David T Snell  
 1086 Summit Trail Cir, 177-B, West Palm Beach, FL  
 33415-4854  
**Situs Address:** 1086 Summit Trail Cir, Unit B, West Palm Beach, FL 33415 **Case No:** C-2022-07220011  
**PCN:** 00-42-44-11-23-000-1772 **Zoned:** RS

**Violations:** **1** **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Specifically: Upper siding on the of the exterior wall is in need of repair and/or replacement of all missing siding.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (f)  
**Issued:** 07/26/2022 **Status:** CEH

**Agenda No.:** 115 **Complexity Level:** - **Status:** Active  
**Respondent:** Marsh, Elizabeth **CEO:** David T Snell  
 154 Crane Ln, West Palm Beach, FL 33415-3102  
**Situs Address:** 154 Crane Ln, West Palm Beach, FL 33415 **Case No:** C-2022-08240005  
**PCN:** 00-42-44-01-08-002-0200 **Zoned:** RH

**Violations:**

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

Specifically: The premises is utilized to park a camper trailer in the front setback of the premises with is a violation of this Section.

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 08/30/2022 **Status:** CEH

**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.

Specifically: The premises is utilized to parked a boat/trailer which violates this Section.

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 08/30/2022 **Status:** CEH

**3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Specifically: There are multiple vehicle on the premises which are parked on the "Unimproved" surface in the Urban Suburban Tier.

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 08/30/2022 **Status:** CEH

**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.

Specifically: The premises is utilized to openly store a discarded washer, tires, an inoperable pick up truck, pruned vegetative cuttings, a bobcat tractor, and other items considered as trash and debris around and on the premises.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/30/2022 **Status:** CEH

**Agenda No.:** 116 **Complexity Level:** - **Status:** Postponed  
**Respondent:** Stahon, Raymond **CEO:** David T Snell  
 7425 Wilson Rd, West Palm Beach, FL 33413-2242  
**Situs Address:** 27 Possum Pass, West Palm Beach, FL 33413 **Case No:** C-2020-10220038  
**PCN:** 00-42-43-27-05-006-4501 **Zoned:** AR



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**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.

Specifically: A Shed has been erected or installed without a valid building permit.

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

**Issued:** 10/28/2020

**Status:** CEH

cc: Stahon, Raymond

**Agenda No.:** 117

**Complexity Level:** -

**Status:** Postponed

**Respondent:** Stahon, Raymond

**CEO:** David T Snell

1615 Forum Pl, Ste 1 B, West Palm Beach, FL 33401

**Situs Address:** 27 Possum Pass, West Palm Beach, FL 33413

**Case No:** C-2022-03150021

**PCN:** 00-42-43-27-05-006-4501

**Zoned:** AR

**Violations:**

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

Specifically: An existing 16' X 32' boat dock with walkway, boat ramp with finger pier, bench swing, and storage shed, has been erected or installed without a valid building permit.

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

**Issued:** 04/18/2022

**Status:** CEH

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

Specifically: Multiple wooden structures of unknown specificity have been erected or installed without a valid building permit.

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

**Issued:** 04/18/2022

**Status:** CEH

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

Specifically: A sign has been erected or installed without a valid building permit.

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

**Issued:** 04/18/2022

**Status:** CEH

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

Specifically: A vinyl gate with panels varying in height including column(s) with lighting, and automatic opening has been erected or installed without a valid building permit.

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

**Issued:** 04/18/2022

**Status:** CEH

cc: Stahon, Raymond

**Agenda No.:** 118

**Complexity Level:** -

**Status:** Active

**Respondent:** TIP TRUCKING & EXCAVATION INC

**CEO:** David T Snell

6256 Via Primo St, Lake Worth, FL 33460

**Situs Address:** 1063 Mango Dr, West Palm Beach, FL 33415

**Case No:** C-2022-06070005

**PCN:** 00-42-44-12-04-000-0361

**Zoned:** RM

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Violations:**

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- Specifically: Specifically: A front deck has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2022 **Status:** CEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- Specifically: A shed has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/16/2022 **Status:** CEH
- 6** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Specifically: The premises is utilized to openly store trash and debris which consist of tree cuttings, discarded furniture, and other item which at around and about the premises.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/16/2022 **Status:** CEH

**cc:** Tip Trucking & Excavation Inc  
Tip Trucking & Excavation Inc

**Agenda No.:** 119 **Complexity Level:** - **Status:** Active  
**Respondent:** ROSANNA TOUSSAINT EST Unknown Personal **CEO:** David T Snell  
 Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Unde or Against the Estate of ROSANNA TOUSSAINT and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located 2201 W Carol, West Palm Beach FL 33415 -7346, PCN 00-42-44-13-10-000-0030  
 2201 W Carol Cir, West Palm Beach, FL 33415-7346  
**Situs Address:** 2201 W Carol Cir, West Palm Beach, FL 33415 **Case No:** C-2022-07120015  
**PCN:** 00-42-44-13-10-000-0030 **Zoned:** RM

**Violations:**

- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Specifically: The grass, weeds and low-growing vegetation is not maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c)  
**Issued:** 07/14/2022 **Status:** CLS
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Specifically: The premises is utilized to store more than the required inoperable and unlicensed vehicles, and buckets and other trash and debris with is a violation of this Section.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/14/2022 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 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.

Specifically: A 4ft chain linked fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/14/2022 **Status:** CEH

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

Specifically: A 6ft wooden privacy fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/14/2022 **Status:** CEH

**Agenda No.:** 120 **Complexity Level:** - **Status:** Active  
**Respondent:** Lamar Group LLC **CEO:** Christina G Stodd  
16192 Coastal Hwy, Lewes, DE 19958  
**Situs Address:** 1849 Breezy Ln, West Palm Beach, FL 33417 **Case No:** C-2022-08010002  
**PCN:** 00-42-43-26-01-000-0240 **Zoned:** RM

**Violations:**

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

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 08/01/2022 **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, shed on south side of property has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/01/2022 **Status:** SIT

**4 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 08/01/2022 **Status:** CLS

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

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/01/2022 **Status:** SIT

**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, white shed structure in the front yard has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/01/2022 **Status:** SIT

cc: Lamar Group Llc

**Agenda No.:** 121 **Complexity Level:** 1 **Status:** Active  
**Respondent:** CASEY, NORMA J **CEO:** Rl Thomas  
1204 Mathis St, Lake Worth, FL 33461-5412



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Situs Address:** 1204 Mathis St, Lake Worth, FL 33461  
**PCN:** 00-43-44-30-01-115-0012

**Case No:** C-2022-05030017  
**Zoned:** RM

<b>Violations:</b>	<b>1</b>	<b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
		<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
		<b>Issued:</b> 05/04/2022 <b>Status:</b> CEH
	<b>2</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	
	<b>Issued:</b> 05/04/2022 <b>Status:</b> CEH	

**Agenda No.:** 122 **Complexity Level:** 1  
**Respondent:** RIVERA, KENNETH; RIVERA, JAMILE  
3985 Tuskegee Dr, Lake Worth, FL 33462-2121

**Status:** Active  
**CEO:** RI Thomas

**Situs Address:** 3985 Tuskegee Dr, Lake Worth, FL 33462  
**PCN:** 00-43-45-06-04-017-0120

**Case No:** C-2022-04140005  
**Zoned:** RM

<b>Violations:</b>	<b>1</b>	<b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
		<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.d
		<b>Issued:</b> 06/06/2022 <b>Status:</b> CLS
	<b>2</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, brick paving has been erected or installed without a valid building permit.
		<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1
		<b>Issued:</b> 06/06/2022 <b>Status:</b> CEH
	<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an extended driveway has been erected or installed without a valid building permit.
		<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1
		<b>Issued:</b> 06/06/2022 <b>Status:</b> CEH
	<b>4</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.
		<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1
		<b>Issued:</b> 06/06/2022 <b>Status:</b> CLS

**Agenda No.:** 123 **Complexity Level:** 1  
**Respondent:** VTR EMRTS HOLDINGS LLC  
1200 S PINE ISLAND Rd, PLANTATION, FL 33324

**Status:** Active  
**CEO:** RI Thomas

**Situs Address:** 8220 S Jog Rd, Boynton Beach, FL 33472  
**PCN:** 00-42-45-15-13-002-0030

**Case No:** C-2022-02230019  
**Zoned:** RS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

- Violations:**
- 2** **Details:** - Sprinkler Spacing, Location & Positioning Requirements ; The requirements for spacing, location, and position of sprinklers shall be based on the following principles:
    - (1) Sprinklers shall be installed throughout the premises.
    - (2) Sprinklers shall be located so as not to exceed the maximum protection area per sprinkler.
    - (3)\*Sprinklers shall be positioned and located so as to provide satisfactory performance with respect to activation time and distribution.
    - (4) Sprinklers shall be permitted to be omitted from areas specifically allowed by this standard.
    - (5) When sprinklers are specifically tested and test results demonstrate that deviations from clearance requirements to structural members do not impair the ability of the sprinkler to control or suppress a fire, their positioning and locating in accordance with the test results shall be permitted.
    - (6) Clearance between sprinklers and ceilings exceeding the maximums specified in this standard shall be permitted, provided that tests or calculations demonstrate comparable sensitivity and performance of the sprinklers to those installed in conformance with these sections.
    - (7) Furniture, such as portable wardrobe units, cabinets, trophy cases, and similar features not intended for occupancy, does not require sprinklers to be installed in them. This type of feature shall be permitted to be attached to the finished structure.
    - (8)\*Sprinklers shall not be required to be installed within electrical equipment, mechanical equipment, or air handling units not intended for occupancy.

**Code:** National Fire Protection Association 25 - 13.8.1.1  
**Issued:** 03/10/2022 **Status:** CEH
  - 5** **Details:** Stationary generators used for emergency or legally required standby power shall be tested and maintained in accordance with NFPA 110 and NFPA 37.  
**Code:** National Fire Protection Association 1 2018 - 1.11.7.5.1  
**Issued:** 03/10/2022 **Status:** CEH

cc: Fire Rescue

**Agenda No.:** 124 **Complexity Level:** - **Status:** Active  
**Respondent:** BISHOP LAKE WORTH OWNER LLC **CEO:** Charles Zahn  
 1201 Hays St, Tallahassee, FL 32301-2525  
**Situs Address:** 3927 Hadjes Dr, Lake Worth, FL 33467 **Case No:** C-2022-06060006  
**PCN:** 00-42-44-20-04-001-0000 **Zoned:** RM

- Violations:**
- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2020-012620, E-2020-012620 has become inactive or expired. (roofing commercial, general electrical)  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 06/07/2022 **Status:** CEH

cc: Bishop Sr. Living Holdings

**Agenda No.:** 125 **Complexity Level:** - **Status:** Removed  
**Respondent:** Brooks, Christofer S **CEO:** Charles Zahn  
 1733 Julie Tonia Dr, West Palm Beach, FL 33415-5518  
**Situs Address:** 1733 Julie Tonia Dr, West Palm Beach, FL 33415 **Case No:** C-2022-09070047  
**PCN:** 00-42-44-11-04-000-0840 **Zoned:** RS

- Violations:**
- 1** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. Specifically, commercial vehicle parked on the parcel is prohibited by code.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 09/12/2022 **Status:** CEH

cc: Code Enforcement

**Agenda No.:** 126 **Complexity Level:** - **Status:** Removed  
**Respondent:** Lanza, Salvatore; Lanza, Nancy **CEO:** Charles Zahn  
 1598 Julie Tonia Dr, West Palm Beach, FL 33415-5515  
**Situs Address:** 1598 Julie Tonia Dr, West Palm Beach, FL 33415 **Case No:** C-2022-09070044  
**PCN:** 00-42-44-11-04-000-0920 **Zoned:** RS

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Violations:** 3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2001-026779 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 09/12/2022 **Status:** CLS

cc: Code Enforcement

**Agenda No.:** 127 **Complexity Level:** - **Status:** Active  
**Respondent:** Miah, Mohammad K **CEO:** Charles Zahn  
5084 Bright Galaxy Ln, Greenacres, FL 33463-5941  
**Situs Address:** 3395 Pinehurst Dr, Lake Worth, FL 33467 **Case No:** C-2022-08110019  
**PCN:** 00-42-44-21-01-000-3550 **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:** 08/17/2022 **Status:** CLS

2 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. Specifically, no address posted on the structure or marquee/signboard.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (c)  
**Issued:** 08/17/2022 **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, detached garage has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/17/2022 **Status:** CEH

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, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/17/2022 **Status:** CEH

**Agenda No.:** 128 **Complexity Level:** - **Status:** Active  
**Respondent:** Patronick, Robert J **CEO:** Charles Zahn  
6542 Patricia Dr, West Palm Bch, FL 33413-3402  
**Situs Address:** 6542 Patricia Dr, West Palm Beach, FL 33413 **Case No:** C-2022-02170021  
**PCN:** 00-42-44-03-02-000-0280 **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, chain link fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/17/2022 **Status:** CEH

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

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/17/2022 **Status:** CEH

**Agenda No.:** 129 **Complexity Level:** - **Status:** Active  
**Respondent:** Usher, John; Usher, Pauline **CEO:** Charles Zahn  
871 E Dolphin Ridge Rd, West Palm Beach, FL 33406-4420  
**Situs Address:** 871 E Dolphin Ridge Rd, West Palm Beach, FL 33406 **Case No:** C-2022-06080015  
**PCN:** 00-43-44-05-16-000-0150 **Zoned:** RS

- Violations:**
- 1** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Specifically, exterior of the single family home is in disrepair.  
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.  
The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
Palm Beach County Property Maintenance Code - Section 14-33 (f)  
Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 06/08/2022 **Status:** CEH
  - 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 06/08/2022 **Status:** CEH
  - 3** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)  
**Issued:** 06/08/2022 **Status:** CEH

**Agenda No.:** 130 **Complexity Level:** - **Status:** Active  
**Respondent:** Veras, Juan G **CEO:** Charles Zahn  
1251 Winding Rose Way, West Palm Beach, FL 33415-4480  
**Situs Address:** 1251 Winding Rose Way, West Palm Beach, FL 33415 **Case No:** C-2022-04200007  
**PCN:** 00-42-44-11-37-001-0110 **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, rear patio structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/22/2022 **Status:** CEH
  - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/22/2022 **Status:** CEH

**Agenda No.:** 131 **Complexity Level:** - **Status:** Active  
**Respondent:** Yecaf LLC **CEO:** Christina G Stodd  
11 SW 4th Ave, Apt 29, Boca Raton, FL 33432  
**Situs Address:** 1698 Drexel Rd, West Palm Beach, FL 33417 **Case No:** C-2022-06070009  
**PCN:** 00-42-43-26-16-013-0050  
**RE:** Request to rescind Special magistrate Order dated September 7, 2022 due to an error in the respondent's address. New case has been generated.



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**PCN:** 00-42-43-33-02-000-0050

**RE:** Case added to Jan 2023 CEH to extend compliance date for 365 from the date of Jan 2023 hearing

**cc:** Wh Cleary Llc  
Wh Cleary Llc

**Agenda No.:** 140

**Complexity Level:** 2

**Status:** Active

**Respondent:** WH CLEARY LLC

**CEO:** John Gannotti

7089 Hemstreet Pl, West Palm Beach, FL 33413

**Situs Address:** Hemstreet Pl, FL 33413

**Case No:** C-2019-11070047

**PCN:** 00-42-43-33-02-000-0040

**RE:** Case added to Jan 2023 CEH to extend compliance date for 365 from the date of Jan 2023 hearing

**cc:** Wh Cleary Llc  
Wh Cleary Llc

**Agenda No.:** 141

**Complexity Level:** 1

**Status:** Active

**Respondent:** WH Cleary LLC

**CEO:** John Gannotti

7089 Hemstreet Pl, West Palm Beach, FL 33413

**Situs Address:** 7100 Southern Blvd, West Palm Beach, FL 33413

**Case No:** C-2019-11070048

**PCN:** 00-42-43-27-05-006-3701

**RE:** Case added to Jan 2023 CEH to extend compliance date for 365 from the date of Jan 2023 hearing

**cc:** Wh Cleary Llc  
Wh Cleary Llc

**Agenda No.:** 142

**Complexity Level:** 2

**Status:** Active

**Respondent:** WH CLEARY LLC

**CEO:** John Gannotti

7089 Hemstreet Pl, West Palm Beach, FL 33413

**Situs Address:** Hemstreet Pl, FL 33413

**Case No:** C-2019-11070036

**PCN:** 00-42-43-33-02-000-0020

**RE:** Case added to Jan 2023 CEH to extend compliance date for 365 from the date of Jan 2023 hearing

**cc:** Wh Cleary Llc  
Wh Cleary Llc

**Agenda No.:** 143

**Complexity Level:** 1

**Status:** Active

**Respondent:** Barthelemy, Fernande; St Pierre, Wilfrance

**CEO:** Debbie N Plaud

5869 Dewitt Pl, Lake Worth, FL 33463-1537

**Situs Address:** 5869 Dewitt Pl, Lake Worth, FL 33463

**Case No:** C-2022-08020016

**PCN:** 00-42-44-34-33-000-2540

**Zoned:** RS

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paved driveway/extension has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/><b>Issued:</b> 10/18/2022 <span style="float: right;"><b>Status:</b> CEH</span></p> |
| <b>2</b> | <p><b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a<br/><b>Issued:</b> 10/18/2022 <span style="float: right;"><b>Status:</b> CLS</span></p>  |
| <b>3</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="text-align: center;">More specifically, but not limited to, construction debris/tires located in front property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/><b>Issued:</b> 10/18/2022 <span style="float: right;"><b>Status:</b> CLS</span></p>  |



















**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

**Violations:** **1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2011-013147-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 04/20/2022 **Status:** CEH

cc: Building Division

**Agenda No.:** 162 **Complexity Level:** 1 **Status:** Removed  
**Respondent:** MALDONADO, MARTIN **CEO:** RI Thomas  
1128 S Ridge Rd, Lake Worth, FL 33462-6140  
**Situs Address:** 1128 Ridge Rd, Lake Worth, FL 33462 **Case No.:** C-2022-05180008  
**PCN:** 00-43-45-09-08-000-1360 **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, wood and chain linked fencing has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/20/2022 **Status:** CLS

**7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/20/2022 **Status:** CLS

**Agenda No.:** 163 **Complexity Level:** 2 **Status:** Active  
**Respondent:** LAKES OF LANTANA HOME OWNERS ASSOCIATION, **CEO:** Debbie N Plaud  
INC N.K.A LAKES OF SHERBROOKE HOME OWNERS ASSOCIATION, INC  
1818 Australian Ave, Ste 400, West Palm Beach, FL 33409 **Type:** Life Safety  
**Situs Address:** Aquarius Blvd, FL **Case No.:** C-2022-11230005  
**PCN:** 00-42-44-32-02-000-0020 **Zoned:** RS

**Violations:** **1** **Details:** A violation of any condition in a development order shall be considered a violation of this Code.  
  
Plat Book 35 Page 121  
  
More Specifically, Equalizer pipes located within water tracts are in disrepair which presents a serious threat to the public health, safety and welfare.  
**Code:** Unified Land Development Code - 2.A.11  
**Issued:** 12/08/2022 **Status:** CEH

cc: Lakes Of Sherbrooke Home Owners Association, Inc

**Agenda No.:** 164 **Complexity Level:** 1 **Status:** Active  
**Respondent:** WOMACK, MARK; WOMACK, JESSICA; WOMACK, **CEO:** RI Thomas  
JAMES; WOMACK, CORY  
7451 Hypoluxo Farms Rd, Lake Worth, FL 33463-7724  
**Situs Address:** 7451 Hypoluxo Farms Rd, Lake Worth, FL 33463 **Case No.:** C-2022-02070016  
**PCN:** 00-42-45-11-00-000-1112  
**RE:** Request to amend Special Magistrate Order dated June 1, 2022 to identify respondents as Mark Womack, Life Estate; James Womack, Cory Womack and Jessica Womack, Remaindermen.





**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

- 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. Specifically, a six foot chain link fence surrounding the storage area in the back of the property has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** CEH
- 8 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a four foot chain link fence has been erected or installed around the outdoor seating area of the restaurant without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** CEH
- 9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an awning has been erected or installed over the outdoor seating area of the on site restaurant without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** CEH
- 10 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six foot chain link fence has been erected or installed on the north side of the main building, east of the outdoor seating area of the on site restaurant without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** CEH
- 11 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a small awning has been erected or installed over a doorway on the east side of the main building without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** CEH
- 12 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, the two doors (one single door, one double door) leading to the outdoor seating area of the on site restaurant has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** CEH
- 13 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, security cameras and lights have been erected or installed on the main building without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/15/2022 **Status:** CEH
- 14 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking, stained and chipped paint shall be eliminated and surfaces repainted. Specifically, but not limited to, the northeast corner of the main building.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 07/15/2022 **Status:** CEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

- 15 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. Specifically, there are numerous cracks, holes and dips around the parking lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 07/15/2022 **Status:** CEH
- 16 Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. Specifically, the "World of Hummus" restaurant on site does not have a Business Tax Receipt on file.  
**Code:** Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17  
**Issued:** 07/15/2022 **Status:** CEH
- 17 Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. Specifically, there are numerous structures, features and layout discrepancies between the site plan on file with the county and what is on site at the property.  
**Code:** Unified Land Development Code - 2.A.6.B.4  
**Issued:** 07/15/2022 **Status:** CEH
- 18 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. Specifically, permit #B-2021-026215-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/15/2022 **Status:** CEH
- 19 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. Specifically, permit #B-2018-020909-0000 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/15/2022 **Status:** CEH
- 20 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. Specifically, permit # E-2018-020909-0001 has become inactive or expired.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 07/15/2022 **Status:** CEH

cc: West Atlantic Commercial Properties, Ltd  
West Atlantic Commercial Properties, Ltd  
West Atlantic Commercial Properties, Ltd  
West Atlantic Commercial Properties, Ltd

**E. HOUSE KEEPING ITEMS (CONTESTED HEARING)**

**F. CLOSING REMARKS**

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

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
JANUARY 11, 2023 9:00 AM**

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