

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

PCN: 00-40-43-25-00-000-8040

Zoned: AR

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-1994-026996-0000, Addition-Residential 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, for expired permit B-1994-026996-0000, Addition-Residential.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.1

Issued: 12/13/2022 **Status:** CLS

Agenda No.: 003

Complexity Level: 1

Status: Removed

Respondent: Leon, Herbert E; Leon, Dinorah J
3747 Cheetham Hill Blvd, Loxahatchee, FL 33470-5424

CEO: Jen L Batchelor

Situs Address: 3747 Cheetham Hill Blvd, Loxahatchee, FL 33470

Case No: C-2022-10180019

PCN: 00-40-43-14-00-000-1720

Zoned: AR

Violations:

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

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

Issued: 10/25/2022 **Status:** CLS

Agenda No.: 004

Complexity Level: 1

Status: Active

Respondent: Miller, Joel H; Miller, Kimberly A
12931 Orange Grove Blvd, Royal Palm Beach, FL 33411-85

CEO: Jen L Batchelor

Situs Address: 12931 Orange Grove Blvd, West Palm Beach, FL 33411

Case No: C-2022-09090016

PCN: 00-41-43-10-00-000-3090

Zoned: AR

Violations:

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

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

Issued: 01/30/2023 **Status:** SIT

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

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

Issued: 01/30/2023 **Status:** SIT

Agenda No.: 005

Complexity Level: -

Status: Removed

Respondent: Roedel, Thomas; Roedel, Bernadette
17286 42nd Rd N, Loxahatchee, FL 33470-3509

CEO: Jen L Batchelor

Situs Address: 17286 42nd Rd N, Loxahatchee, FL 33470

Case No: C-2022-09260005

PCN: 00-40-43-11-00-000-5650

Zoned:

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 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 wood and wire fence and gates has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/05/2023 **Status:** SIT

Agenda No.: 006

Complexity Level: 1

Status: Active

Respondent: Seeley, Michael A; Van Dyke, Unes
16394 E Stallion Dr, Loxahatchee, FL 33470-4037

CEO: Jen L Batchelor

Situs Address: 16394 E Stallion Dr, Loxahatchee, FL 33470

Case No.: C-2022-10190007

PCN: 00-40-43-24-00-000-7400

Zoned: AR

Violations:

- 1** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically, several RV's on the property being lived in.
- Code:** Unified Land Development Code - 6.D.1.A.1.d
Issued: 10/19/2022 **Status:** CLS
- 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-2013-025450-0000, Accessory Structure/Pole Barn has become inactive or expired.
- A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, for permit #B-2013-025450-0000.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 10/19/2022 **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, a wooden six foot privacy fence to the rear of the property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/19/2022 **Status:** CLS
- 4** **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. More specifically, several RV's parked on the property.
- Code:** Unified Land Development Code - 6.D.1.A.1
Issued: 10/19/2022 **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, for a four foot wire fence and gates around the pond has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/19/2022 **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, a large wooden dock structure has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/19/2022 **Status:** SIT

**CODE ENFORCEMENT
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- 5 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, Tarp on roof.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 04/20/2022 **Status:** CEH
- 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, In Ground Pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/20/2022 **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, Sheds has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/20/2022 **Status:** CEH

Agenda No.: 015 **Complexity Level:** 1 **Status:** Removed
Respondent: AYOUB, SHEHATA A AYOUB SHEHATA A SHEHATA **CEO:** Frank A Davis
 AYOUB TR TITL HLDR
 881 Prairie Rd, West Palm Beach, FL 33406-4345

Situs Address: 881 Prairie Rd, West Palm Beach, FL 33406 **Case No:** C-2022-06280006
PCN: 00-43-44-05-18-003-0100 **Zoned:** RS

- Violations:**
- 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Pavers has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/11/2022 **Status:** CLS

cc: Buoya Family Trust

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: RUIZ, JOSE R CHARROO; CHANG, ALEJANDRA PEO **CEO:** Frank A Davis
 440 Jeannine Dr, West Palm Beach, FL 33406-3183

Situs Address: 440 Jeannine Dr, West Palm Beach, FL 33406 **Case No:** C-2022-06080009
PCN: 00-43-44-05-13-000-0250 **Zoned:** RS

- Violations:**
- 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, Paver Driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/08/2022 **Status:** CLS
 - 6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Porch Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/08/2022 **Status:** CEH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: SANCHEZ, OMAR **CEO:** Frank A Davis
 2024 Palmetto Rd, West Palm Beach, FL 33406-5301

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Situs Address: 2024 Palmetto Rd, West Palm Beach, FL 33406
PCN: 00-43-44-08-12-000-0130

Case No: C-2022-06090037
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, Covered Boat Dock 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
- 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, Dock 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

Agenda No.: 018 **Complexity Level:** 1
Respondent: Johnson, Jennifer Scott; De Leon, Wilson Perez
624 Urquhart St, Lake Worth Beach, FL 33461-4923

Status: Removed
CEO: Jose Feliciano

Situs Address: 624 Urquhart St, Lake Worth, FL 33461
PCN: 00-42-44-25-09-000-0140

Case No: C-2022-10280003
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, wooden fence has been erected or installed without a valid building permit.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain final inspection and sign-off for wooden fence permit when issued.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
Issued: 10/28/2022 **Status:** CLS

Agenda No.: 019 **Complexity Level:** 1
Respondent: Gonzalez, Yusleidy Leon; Perez, Enmauell Aquino
1660 Woodland Ave, West Palm Beach, FL 33415-5553

Status: Removed
CEO: Jose Feliciano

Situs Address: 1660 Woodland Ave, West Palm Beach, FL 33415
PCN: 00-42-44-11-07-000-0050

Case No: C-2022-09070031
Zoned: RS

Violations:

- 1** **Details:** No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically; the parking of motor vehicles on a right-of-way swale area is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.4.a.1
Issued: 10/18/2022 **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. More specifically, rigid roofed structures have been erected or installed without a valid building permit at rear of dwelling structure and north yard area.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/18/2022 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

PCN: 00-42-43-23-22-007-4330

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, both bathrooms with alterations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/16/2023 **Status:** CEH

cc: Landau, Chaya
Landau, Soloman

Agenda No.: 031

Complexity Level: 1

Status: Active

Respondent: SHEFFIELD "B" CONDOMINIUM ASSOCIATION, INC
28 Sheffield B, West Palm Beach, FL 33417

CEO: John Gannotti

Situs Address: Sheffield B, West Palm Beach, FL

Case No: C-2023-02280051

PCN:

Zoned: RH

Violations:

1 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically any and all exterior stairway, deck, porch, balcony, railings and all other appurtenances in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 03/01/2023 **Status:** CEH

cc: Sheffield "B" Condominium Association, Inc.

Agenda No.: 032

Complexity Level: 1

Status: Active

Respondent: THE SHEFFIELD "P" CONDOMINIUM ASSOCIATION, INC.
373 Sheffield P, West Palm Beach, FL 33417

CEO: John Gannotti

Situs Address: Sheffield P, West Palm Beach, FL

Case No: C-2023-01050001

PCN:

Zoned: RH

Violations:

2 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the decks, balconies, railings, stairs, spindles and any other concrete features to be repaired by permit.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 01/06/2023 **Status:** CEH

cc: The Sheffield "P" Condominium Association, Inc.

Agenda No.: 033

Complexity Level: 1

Status: Active

Respondent: THE STRATFORD "H" CONDOMINIUM ASSOCIATION AT CENTURY VILLAGE, INC.
104 Stratford H, West Palm Beach, FL 33417

CEO: John Gannotti

Situs Address: Stratford H, West Palm Beach, FL

Case No: C-2023-01170034

PCN:

Zoned: RH

Violations:

1 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically a leaking drainage stack pipe in common wall of condo.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 02/14/2023 **Status:** CEH

cc: The Stratford "H" Condominium Association At Century Village, Inc.

Agenda No.: 034

Complexity Level: 1

Status: Active

Respondent: AMKBJ PARTNERS LTD LLLP
7457 Park Lane Rd, Lake Worth, FL 33467

CEO: Dennis A Hamburger

Situs Address: 6931 Park Lane Rd, Lake Worth, FL 33467

Case No: C-2022-03210037

PCN: 00-41-45-02-02-001-0000

Zoned: AGR-PUD

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 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 barn has been erected or installed without a valid building permit.

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

Issued: 04/11/2022

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, three open walled structures on old polo field have been erected or installed without a valid building permit.

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

Issued: 04/11/2022

Status: CEH

cc: Amkbj Partners Ltd Llp
Code Enforcement

Agenda No.: 035

Complexity Level: 1

Status: Active

Respondent: Goykham, Gary

CEO: Dennis A Hamburger

3020 Tropical Trl, Lake Worth, FL 33462-3738

Situs Address: 3020 Tropical Trl, Lake Worth, FL 33462

Case No: C-2022-11280012

PCN: 00-43-45-06-01-012-0010

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 garage has been converted into a living area has been erected or installed without a valid building permit.

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

Issued: 11/30/2022

Status: CEH

Agenda No.: 036

Complexity Level: 1

Status: Active

Respondent: Kuperman, Tal; Kuperman, Tikva

CEO: Dennis A Hamburger

6370 High Ridge Rd, Lake Worth, FL 33462-2620

Situs Address: 5866 De Soto Rd, Lake Worth, FL

Case No: C-2023-03060005

PCN: 00-42-44-36-09-012-0020

Zoned: RS

Violations:

1 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, cease using site as a contractors storage yard .

Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, a contractors storage yard .

Code: Unified Land Development Code - 4.A.7.C.6

Issued: 03/10/2023

Status: CEH

cc: Code Enforcement

Agenda No.: 037

Complexity Level: 1

Status: Active

Respondent: Lowe, Randall; Lowe, Sheila

CEO: Dennis A Hamburger

6168 Sugarcane Ln, Lake Worth, FL 33449-5831

Situs Address: 6168 Sugarcane Ln, Lake Worth, FL 33449

Case No: C-2022-07080031

PCN: 00-41-44-35-01-000-1680

Zoned: AR

Violations:

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

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Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/20/2022 **Status:** CEH

Agenda No.: 038 **Complexity Level:** 1 **Status:** Removed
Respondent: RAYMOND A MARCINKOSKI RAYMOND **CEO:** Dennis A Hamburger
 MARCINKOSKI REVOCABLELIVING TRUST UTD Dat
 March 01, 1993
 1065 S Ridge Rd, Lake Worth, FL 33462-6137
Situs Address: 1083 Ridge Rd, Lake Worth, FL **Case No.:** C-2023-01300007
PCN: 00-43-45-09-08-000-0360 **Zoned:** RM

Violations:

3	<p>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.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 01/31/2023 Status: CLS</p>
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cc: Code Enforcement

Agenda No.: 039 **Complexity Level:** - **Status:** Active
Respondent: Baez, Jose E; Figueroa, Joscelyn Agron **CEO:** Jamie G Illicete
 17607 73rd Ct N, Loxahatchee, FL 33470-2958
Situs Address: 17607 73rd Ct N, Loxahatchee, FL 33470 **Case No.:** C-2022-12060015
PCN: 00-40-42-26-00-000-7220 **Zoned:** AR

Violations:

1	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage of building materials, auto motive parts, boat parts, construction debris, buckets or similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 12/07/2022 Status: CLS</p>
2	<p>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically trailer parked in required front setback.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 12/07/2022 Status: CLS</p>
3	<p>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, boat parked in a required front setback.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 12/07/2022 Status: REO</p>
4	<p>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. More specifically, unlicensed/unregistered vehicle improperly parked on property.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 12/07/2022 Status: CEH</p>
5	<p>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, commercial vehicle (semi-truck) parked on property.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 12/07/2022 Status: CLS</p>
6	<p>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 contractor storage yard. Parking/Storing heavy equipment, construction equipment/material on property.</p> <p>Code: Unified Land Development Code - 4.A.7.C.6 Issued: 12/07/2022 Status: CLS</p>

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 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, an accessory structure (shed), located at the West side of the property, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/07/2022 **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, 1st of 2 shipping \ freight containers, located at the rear side of the main residence (South side), has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/07/2022 **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, 2nd of 2 shipping \ freight containers, located at the rear of the main residence (South side), has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/07/2022 **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, electrical work (low voltage wiring) was performed or has been erected or installed without a valid building permit on one (1) of the storage containers.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/07/2022 **Status:** CLS
- 11** **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. More specifically, parking more than allowed number of recreational vehicle(s), boats, trailers permitted by Code on property.
Code: Unified Land Development Code - 6.D.1.A.1
Issued: 12/07/2022 **Status:** CEH
- 12** **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, vegetation is overgrown on property.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 12/07/2022 **Status:** CEH

Agenda No.: 040 **Complexity Level:** - **Status:** Active
Respondent: Levy, Allan; Levy, Edward **CEO:** Jamie G Illicete
 5115 Conklin Dr, Delray Beach, FL 33484-2615
Situs Address: 5115 Conklin Dr, Delray Beach, FL 33484 **Case No:** C-2022-10180003
PCN: 00-42-46-14-03-001-0060 **Zoned:** AR

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically open/outdoor storage of inoperable and in a state of disrepair motor vehicle(s), fence material, lumber, vegetative debris, garbage, trash or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/24/2022 **Status:** CEH
- 2** **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. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically, exterior walls and roof fascia of the structure and not being maintained and are in disrepair.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 10/24/2022 **Status:** CEH

5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles parked in back and side yards and not on an improved surface.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 10/24/2022 **Status:** CEH

cc: The Atlas Law Firm, Pc

Agenda No.: 041 **Complexity Level:** - **Status:** Removed
Respondent: Marsh, Edith M; Westcarth, Monica D **CEO:** Jamie G Illicete
370 Blue Hills Ave, Hartford, CT 06112-1508
Situs Address: 15781 64th Pl N, Loxahatchee Groves, FL **Case No:** C-2022-11080017
PCN: 00-41-42-31-00-000-7080 **Zoned:** AR

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. More specifically, the 25 feet perimeter of vacant lot adjacent to developed lots is overgrown.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 11/22/2022 **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. More specifically, dead vegetative debris from lot clearing not being removed from vacant lot.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/22/2022 **Status:** CLS

cc: Westcarth, Monica D

Agenda No.: 042 **Complexity Level:** - **Status:** Active
Respondent: Soriano, Geraldo de Jesus; Soriano, Jesus Gerardo **CEO:** Jamie G Illicete
1008 NE 32nd St, Belle Glade, FL 33430-2381
Situs Address: 61st St N, West Palm Beach, FL **Case No:** C-2022-11140001
PCN: 00-41-42-33-00-000-5740 **Zoned:** AR

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically, parking of vehicles on vacant property is prohibited.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 02/10/2023 **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, vegetative debris, tires, dirt piles, trash and or debris or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/10/2023 **Status:** CEH

3 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. More specifically, vacant lot vegetation is overgrown.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 02/10/2023 **Status:** CLS

cc: Jesus Gerardo Soriano And Geraldo De Jesus Soriano

Agenda No.: 043 **Complexity Level:** - **Status:** Removed
Respondent: Waterbend at Jonathan's Landing Condominium Association, Inc. **CEO:** Jamie G Illicete
789 SW Federal Hwy, Unit 101, Stuart, FL 34994
Situs Address: 16997 Waterbend Dr, Apt 239, Jupiter, FL **Case No:** C-2023-03090027
PCN: **Zoned:** RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Violations:

1 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

More specifically, 2nd story balcony railing, on Apartment# 239, has been removed creating an unsafe condition.

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

Issued: 03/10/2023 **Status:** CLS

cc: Building Division
Colavito, Jeanne
Waterbend At Jonathan'S Landing Condominium Association, Inc.

Agenda No.: 044 **Complexity Level:** - **Status:** Postponed
Respondent: Tran, Thao B **CEO:** Dwayne E Johnson
3101 Helena Springs Way, Apt A, Augusta, GA 30909-9390
Situs Address: 1560 SW 65th Ave, Boca Raton, FL 33428 **Case No:** C-2022-10270026
PCN: 00-42-47-30-01-005-0090 **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, altered carport, installed electrical and plumbing, installed screening and enclosing section of carport without a valid building permit.

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

Issued: 10/28/2022 **Status:** CEH

cc: Mia, Nguyen

Agenda No.: 045 **Complexity Level:** 1 **Status:** Active
Respondent: Stone, Rita; Rita Stone Est. All unknown personal **CEO:** Ray F Leighton
representative, spouse, heirs, devisees, grantees, assignees,
lienors, creditors, trustees and all other parties claiming by,
through, under or against the estate of Rita Stone and all
other unknown persons or parties having or claiming to
have any right, title or interest in the property located at
3779 Oswego Ave. West Palm Beach FL. 33409-4821 and
PCN#00-43-43-30-20-000-0130
3779 Oswego Ave, West Palm Beach, FL 33409-4821
Situs Address: 3779 Oswego Ave, West Palm Beach, FL 33409 **Case No:** C-2022-11150023
PCN: 00-43-43-30-20-000-0130 **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: 01/18/2023 **Status:** SIT

2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically a RV / camper is parked in the front set-back and not screened.

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

Issued: 01/18/2023 **Status:** SIT

Agenda No.: 046 **Complexity Level:** 1 **Status:** Removed
Respondent: Escobar, German A **CEO:** Ray F Leighton
637 Elm Rd, West Palm Beach, FL 33409-6181
Situs Address: 637 Elm Rd, West Palm Beach, FL 33409 **Case No:** C-2022-12120039
PCN: 00-42-43-25-09-026-0200 **Zoned:** RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 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.
- 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: 06/02/2022 **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, the shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/02/2022 **Status:** CEH

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: CARMELIE AND JEAN, LLC **CEO:** Timothy M Madu
 21301 Powerline Rd, Ste 106, Boca Raton, FL 33433
Situs Address: 450 Seagrape Rd, Lake Worth, FL 33462 **Case No.:** C-2022-11150019
PCN: 00-43-45-09-10-010-0250 **Zoned:** RM

Violations:

- 4** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- More specifically, the driveway needs to be repaved
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 11/17/2022 **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, several structures to the rear of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/17/2022 **Status:** CEH
- 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, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/17/2022 **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, a new driveway has been erected in the front setback without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/17/2022 **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.
- More specifically, the electrical work showing hanging electrical wires at the front of the house has been done without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/17/2022 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Violations:

1 **Details:** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.

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.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

More specifically: The plumbing system is in disrepair and causing leaks through out several units in the building.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)
Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)

Issued: 01/30/2023 **Status:** CEH

cc: Auguste, Fedna
Osgood, Sheila D

Agenda No.: 057 **Complexity Level:** 1 **Status:** Removed
Respondent: Williams, James W; Williams, Genette **CEO:** Timothy M Madu
6172 Oak Royal Dr, Lake Worth, FL 33463-6729
Situs Address: 6172 Oak Royal Dr, Lake Worth, FL **Case No:** C-2023-02020031
PCN: 00-42-44-34-26-000-5410 **Zoned:** RS

Violations:

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

More specifically, the storage of inoperable vehicles on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/02/2023 **Status:** CEH

Agenda No.: 058 **Complexity Level:** 1 **Status:** Active
Respondent: Gilliard, Willie L; Hill, Annie P **CEO:** Joanna Mirodias
601 SW 13th St, Belle Glade, FL 33430-3724
Situs Address: 404 1st St, FL **Case No:** C-2023-02060013
PCN: 00-37-44-07-01-003-0030 **Zoned:** RH

Violations:

1 **Details:** Parking shall be prohibited on all vacant properties in residential districts.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 02/06/2023 **Status:** SIT

cc: Gilliard, Willie L; Hill, Annie P

Agenda No.: 059 **Complexity Level:** 1 **Status:** Removed
Respondent: Laroche, Marc; Tourigny, Chantal **CEO:** Joanna Mirodias
7082 Limestone Cay Rd, Jupiter, FL 33458-3891
Situs Address: 7082 Limestone Cay Rd, Jupiter, FL 33458 **Case No:** C-2022-12020002
PCN: 00-42-40-33-00-000-5530 **Zoned:** RH

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/09/2022 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 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, a large two bay garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/09/2023 **Status:** SIT

cc: Code Enforcement
Romano Law Group

Agenda No.: 063 **Complexity Level:** - **Status:** Removed
Respondent: Martinez, Cynthia A; Martinez, David **CEO:** Nick N Navarro
10369 Boynton Place Cir, Boynton Beach, FL 33437-2617
Situs Address: 10369 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2023-03010001
PCN: 00-42-45-26-26-000-1700 **Zoned:** RS

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

 >> Please clean up the open storage out front
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/01/2023 **Status:** CLS

Agenda No.: 064 **Complexity Level:** 1 **Status:** Active
Respondent: Roach, John J **CEO:** Nick N Navarro
22265 SW 64th Way, Boca Raton, FL 33428-4305
Situs Address: 22265 SW 64th Way, Boca Raton, FL 33428 **Case No:** C-2022-10270008
PCN: 00-42-47-30-08-017-0300 **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, shed(s) erected or installed without valid building permit(s).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/07/2022 **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, the screened room on the front of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/07/2022 **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, the screened room on the rear of the property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/07/2022 **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, the fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/07/2022 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

5187 2nd Rd, Lake Worth, FL 33467-5615

Situs Address: 5187 2nd Rd, Lake Worth, FL 33467

Case No: C-2022-08180019

PCN: 00-42-43-27-05-032-0750

Zoned: AR

Violations:

- 1** **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
- a. The barrier must be at least four (4) feet high on the outside.
 - b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
 - c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 09/22/2022 **Status:** CEH

Agenda No.: 073

Complexity Level: 1

Status: Removed

Respondent: HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY, INC;

CEO: Debbie N Plaud

181 SE 5th Ave, Delray Beach, FL 33483-5204

Situs Address: Peak Rd, FL

Case No: C-2023-01310020

PCN: 00-43-45-09-09-000-2630

Zoned: RM

Violations:

- 1** **Details:** Parking shall be prohibited on all vacant properties in residential districts.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 02/01/2023 **Status:** CLS

cc: Habitat For Humanity Of South Palm Beach County, Inc

Agenda No.: 074

Complexity Level: 1

Status: Active

Respondent: MEZUZA ,LLC

CEO: Debbie N Plaud

7808 Sonoma Springs Cir, Unit 101, Lake Worth, FL 33467

Situs Address: 3662 Melaleuca Ln, A, Lake Worth, FL

Case No: C-2023-01090007

PCN: 00-43-44-30-01-107-0011

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, occupancy has been changed from Single Family Dwelling without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/20/2023 **Status:** CEH
- 2** **Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:
Shall only be located in the Rural and Exurban Tiers and when not within a PUD.
More specifically: Domesticated livestock (i.e., chickens/roosters) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers. The above-cited parcel is not within the Rural or Exurban Tier.
- Code:** Unified Land Development Code - 5.B.1.A.21.a
Issued: 01/20/2023 **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, multiple accessory structures have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/20/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 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. Specifically, a six foot wood privacy fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **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. Specifically, the asphalt driveway has been altered (extended on the north side) without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **Status:** SIT

Agenda No.: 077

Complexity Level: 1

Status: Active

Respondent: Arbor Oaks Apartments Property Owner LLC
1200 S Pine Island Rd, Plantation, FL 33324

CEO: Patrick L Prentice

Situs Address: 9817 Arbor Oaks Ln, Boca Raton, FL 33428

Case No.: C-2022-11170019

PCN: 00-42-47-19-24-001-0000

Zoned: CSH

Violations:

- 1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically, water leaks occurring in the residential buildings on the property causing interior water damage.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 11/28/2022 **Status:** CLS
- 2 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Specifically, the railings and fastenings on the buildings on the property are rusty and unstable and are in need of repair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 11/28/2022 **Status:** SIT
- 3 **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 and chipped paint shall be eliminated and surfaces repainted. Specifically, the wood eaves and metal railings on the buildings on the property have chipped and peeling paint.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 11/28/2022 **Status:** CLS
- 4 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, the multiple washer machines and other debris being stored outside of building sixteen on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/28/2022 **Status:** CLS
- 5 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 11/28/2022 **Status:** CLS
- 6 **Details:** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (l)
Issued: 11/28/2022 **Status:** CLS
- 7 **Details:** Every public hall, interior stairway, water closet compartment, bathroom laundry room, furnace room and the like, shall contain at least one electric lighting fixture and maintained at all times. Specifically, the lighting fixtures along the walkways outside of the apartment units are not working.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (3)
Issued: 11/28/2022 **Status:** CLS
- 8 **Details:** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. Specifically, several lighting fixtures are missing on some of the buildings on the property, exposing electrical wiring to the elements.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
Issued: 11/28/2022 **Status:** CLS

9 **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, there are multiple buildings with vegetation growing through cracks in the walls and foundation of the structures causing deterioration of the concrete.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 11/28/2022 **Status:** CLS

cc: Arbor Oaks Apartments Property Owner Llc
 Arbor Oaks Apartments Property Owner Llc

Agenda No.: 078 **Complexity Level:** 1 **Status:** Active
Respondent: GCAF LLC **CEO:** Patrick L Prentice
 22367 SW 65th Ave, Boca Raton, FL 33428

Situs Address: 22367 SW 65th Ave, Boca Raton, FL **Case No:** C-2023-01310027
PCN: 00-42-47-30-04-010-0670 **Zoned:** RM

Violations:

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. Specifically, the two trailers parked in the front driveway.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 02/01/2023 **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. Specifically, a six-foot white PVC fence/gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/01/2023 **Status:** SIT

cc: Gcaf Llc

Agenda No.: 079 **Complexity Level:** 2 **Status:** Removed
Respondent: Land Prep INC. **CEO:** Patrick L Prentice
 438 Lakeview Dr, Bldg 203 93, Westin, FL 33326-2469

Situs Address: 156th Ct S, Delray Beach, FL **Case No:** C-2022-08160035
PCN: 00-42-46-20-01-000-0700 **Zoned:** AGR

Violations:

2 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. Specifically, the storage of commercial tractor trailers.
Code: Unified Land Development Code - 4.A.7.C
Issued: 08/22/2022 **Status:** SMO

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 six foot chain link fence/gate 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:** SMO

cc: Land Prep Inc.
 Land Prep Inc.

Agenda No.: 080 **Complexity Level:** 1 **Status:** Active
Respondent: Mansfield at Century Village Condominium Association, **CEO:** Patrick L Prentice
 INC.
 400 S Dixie Highway, Ste 420, Boca Raton, FL 33432

Situs Address: Mansfield L, Boca Raton, FL **Case No:** C-2023-01120015
PCN: **Zoned:**

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

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, the concreted ceiling of the walkway area outside of unit 495 Mansfield L is appears to have water damage and is in disrepair and in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/26/2023 **Status:** SIT
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically, water appears to be leaking from the ceiling in the walkway outside of 495 Mansfield L, Boca Raton.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 01/26/2023 **Status:** CLS
- 3 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Specifically, the concreted ceiling of the walkway area outside of unit 495 Mansfield L does not have a surface coating to prevent deterioration.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 01/26/2023 **Status:** SIT
- 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. Specifically, the lighting fixtures in building "L" are in disrepair, some with exposed wiring.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 01/26/2023 **Status:** CLS

cc: Mansfield At Century Village Condominium Association, Inc.

Agenda No.: 081 **Complexity Level:** 1 **Status:** Removed
Respondent: Isma Mootoo of the MOOTOO FAMILY 2016 REVOCABI **CEO:** Patrick L Prentice
 LIVING TRUST dated Sept 20th, 2016
 9883 Majorca Pl, Boca Raton, FL 33434-3713
Situs Address: 8835 SW 6th St, Boca Raton, FL 33433 **Case No:** C-2022-08050029
PCN: 00-42-47-29-03-031-0250 **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. Specifically, the driveway has been altered from an asphalt driveway to a concrete driveway with additions on either side and concrete walkways to the front door and the east side of the house without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **Status:** SMO

cc: Mootoo Family 2016 Revocable Living Trust Dated Sept 20th, 2016

Agenda No.: 082 **Complexity Level:** 1 **Status:** Active
Respondent: Rubin, Robert **CEO:** Patrick L Prentice
 8326 South St, Boca Raton, FL 33433-1519
Situs Address: 8326 South St, Boca Raton, FL **Case No:** C-2023-01230028
PCN: 00-42-47-17-07-007-0110 **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, a wood deck has been erected or installed in the back of the property without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/01/2023 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Issued: 12/10/2022

Status: SIT

Agenda No.: 088

Complexity Level: -

Status: Active

Respondent: Montejo, Jose Francisco Domingo
1879 Rustic Falls Dr, Kissimmee, FL 34744-6073

CEO: Ronald Ramos

Situs Address: 6916 3rd St, Jupiter, FL 33458

Case No: C-2022-12280004

PCN: 00-42-41-03-01-000-1760

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, the fence/gates have been erected or installed without a valid building permit.

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

Issued: 12/30/2022

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 shed/structure located on the west side of the property has been erected or installed without a valid building permit.

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

Issued: 12/30/2022

Status: SIT

cc: Montejo, Jose Francisco Domingo
Montejo, Jose Francisco Domingo

Agenda No.: 089

Complexity Level: -

Status: Removed

Respondent: Nardi, Joseph Anthony
16795 Mellen Ln, Jupiter, FL 33478-6004

CEO: Ronald Ramos

Situs Address: 16795 Mellen Ln, Jupiter, FL 33478

Case No: C-2022-10130015

PCN: 00-41-41-10-00-000-2090

Zoned: AR

Violations:

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

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

Issued: 11/08/2022

Status: CLS

2 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:

a. The barrier must be at least four (4) feet high on the outside.

b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.

d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.

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

Issued: 11/08/2022

Status: CLS

Agenda No.: 090

Complexity Level: 1

Status: Active

Respondent: Abreu, William
900 Tripp Cir, West Palm Beach, FL 33413-1262

CEO: Omar J Sheppard

Situs Address: 900 Tripp Cir, West Palm Beach, FL 33413

Case No: C-2022-11160010

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

PCN: 00-42-43-35-06-002-0200

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 FENCE has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/18/2022 **Status:** CEH

Agenda No.: 091

Complexity Level: 1

Status: Removed

Respondent: Duarte, Hoziel; Cardenas, Yissel
166 Ethelyn Dr, West Palm Beach, FL 33415-1914

CEO: Omar J Sheppard

Situs Address: 166 Ethelyn Dr, West Palm Beach, FL 33415

Case No: C-2022-08080021

PCN: 00-42-43-35-14-005-0041

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, A BACK PATIO AWNING has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/10/2022 **Status:** CLS

Agenda No.: 092

Complexity Level: -

Status: Postponed

Respondent: HIPPOCRATES HEALTH INSTITUTE OF FL INC
505 S Flagler Dr, Fl 11, West Palm Beach, FL 33401

CEO: Omar J Sheppard

Situs Address: 1480 Hippocrates Way, Building AA, West Palm Beach, FL 33411

Case No: C-2022-08040028

PCN: 00-42-43-28-52-001-0010

Zoned: AR

Violations:

2 **Details:** Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies. More specifically, a Knox gate key switch was installed without a permit.
Code: National Fire Protection Association 1 2018 - 1.12.6.3
Issued: 08/08/2022 **Status:** CEH

cc: Hippocrates Health Institute Of Fl Inc
Hippocrates Health Institute Of Fl Inc
Hippocrates Health Institute Inc.
Hippocrates Health Institute Inc.

Agenda No.: 093

Complexity Level: 1

Status: Active

Respondent: Lorenzo, Mariela; Leon, Yoana
287 Pine Ave, West Palm Beach, FL 33413-1742

CEO: Omar J Sheppard

Situs Address: 287 Pine Ave, West Palm Beach, FL 33413

Case No: C-2022-10260028

PCN: 00-42-43-35-13-029-0110

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, A GAZEBO has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/08/2022 **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, A ROOFED STRUCTURE IN THE REAR OF THE PRINCIPAL STRUCTURE has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/08/2022 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Violations:

- 1 **Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:
 Shall only be located in the Rural and Exurban Tiers and when not within a PUD.
 More specifically: Domesticated livestock (i.e.,Chickens and Rooters) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers.
 The above-cited parcel is not within the Rural or Exurban Tier.
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 01/17/2023 **Status:** CLS

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

 Specifically: 4ft Fences and gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/17/2023 **Status:** CEH

Agenda No.: 100 **Complexity Level:** 1 **Status:** Active
Respondent: Piper's Cay Association, Inc **CEO:** David T Snell
 301 Yamato Rd, Ste 2199, Boca Raton, FL 33431
Situs Address: 771 Pipers Cay Dr, FL **Case No:** C-2022-09160016
PCN: **Zoned:**

Violations:

- 1 **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: The premises has a walk way which is in total disrepair with is a violation of this Section.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 12/22/2022 **Status:** CEH

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

 Specifically: The fence surrounding the retention lake is in disrepair (sections of the fence have been damaged and are not structurally maintain.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 12/22/2022 **Status:** CLS

cc: First Service Residential
 Wasserstein, Daniel

Agenda No.: 101 **Complexity Level:** 1 **Status:** Removed
Respondent: SHEPARD LAND TRUST SHEPARD LAND TRUST **CEO:** David T Snell
 7756 Nemece Dr S, West Palm Beach, FL 33406-8761
Situs Address: 5130 Society Pl W, Unit D Building 11, West Palm Beach, FL **Case No:** C-2023-01090003
PCN: 00-42-44-02-27-011-0040 **Zoned:** RM

Violations:

- 1 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

 Specifically: The plumbing of Unit D is causing water damage to the flooring of Unit D so much so the foundation of the tile flooring is spongy and not solid to stand upon is designed.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 01/19/2023 **Status:** CLS

Agenda No.: 102 **Complexity Level:** - **Status:** Removed
Respondent: Chelsea of Wedgewood Association Inc. **CEO:** Christina G Stodd
 4678 Island Reef Dr, Wellington, FL 33414
Situs Address: 4931 Wedgewood Way, West Palm Beach, FL **Case No:** C-2023-02240025
PCN: 00-42-43-25-14-000- **Zoned:** RH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Violations:

- 1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, repair the roof areas above units 6 through 8 that appear to have damage due to soffits under the roof being in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 02/27/2023 **Status:** CLS
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the soffit areas above units 6 through 8 that appear to have damage due to roof leaking above.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 02/27/2023 **Status:** CLS

cc: Chelsea Of Wedgewood Association Inc.

Agenda No.: 103 **Complexity Level:** 1 **Status:** Active
Respondent: Jay, Donald W Jr **CEO:** Christina G Stodd
 617 Elm Rd, West Palm Beach, FL 33409-6181
Situs Address: 617 Elm Rd, West Palm Beach, FL 33409 **Case No:** C-2022-12120043
PCN: 00-42-43-25-09-026-0150 **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, white shed to the east side of the backyard, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/14/2022 **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, 6 ft wood privacy fence, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/14/2022 **Status:** SIT

Agenda No.: 104 **Complexity Level:** - **Status:** Active
Respondent: Narcisse, Rosemay D **CEO:** Christina G Stodd
 4986 Pineaire Ln, West Palm Beach, FL 33417-4608
Situs Address: 4986 Pineaire Ln, West Palm Beach, FL 33417 **Case No:** C-2022-12280005
PCN: 00-42-43-25-10-002-0010 **Zoned:** RH

Violations:

- 1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the old brick fencing structure is in dis-repair and needs to be re-paired and permitted or removed.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/17/2023 **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, 6 foot wood privacy fence, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/17/2023 **Status:** SIT
- 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, trash and debris observed by the broken brick fence to the north of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 01/20/2023 **Status:** CLS

Agenda No.: 110 **Complexity Level:** - **Status:** Active
Respondent: Torres, Kevin I **CEO:** Charles Zahn
9434 Pinto Dr, Lake Worth, FL 33467-1061
Situs Address: 9434 Pinto Dr, Lake Worth, FL 33467 **Case No:** C-2022-12060002
PCN: 00-42-44-19-01-010-0020 **Zoned:** AR

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 # E-2020-035158-0000 and E-2020-03518-0001 has become inactive or expired.
The final inspection shall be made after all work required by the building permit is completed. 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 require certificate of completion.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 12/08/2022 **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, detached garage has been erected or installed without a valid building permit.
The final inspection shall be made after all work required by the building permit is completed. More Specifically, No inspections on file.
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, no certificate of completion on file for the detached garage.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 12/08/2022 **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, carport has been erected or installed without a valid building permit.
The final inspection shall be made after all work required by the building permit is completed. More Specifically, No inspections on file.
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, no certificate of completion on file for the detached garage.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 12/08/2022 **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, carport has been erected or installed without a valid building permit.
The final inspection shall be made after all work required by the building permit is completed. More Specifically, No inspections on file.
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, no certificate of completion on file for the detached garage.

**CODE ENFORCEMENT
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- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 12/08/2022 **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, expanded the driveway, parking area without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/08/2022 **Status:** CEH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence gate and related hardware has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/08/2022 **Status:** CEH

cc: Code Enforcement

Agenda No.: 111 **Complexity Level:** - **Status:** Postponed
Respondent: WORTHY FAMILY FARMS LLC **CEO:** Brian Burdett
1760 N Jog Rd, Ste 150, West Palm Beach, FL 33411
Situs Address: 85th Rd N, Loxahatchee Groves, FL **Case No:** C-2020-11060017
PCN: 00-41-42-21-00-000-4040
RE: Request to rescind the Special Magistrate Order dated 02/02/2022 due to incorrect code 105.1 PBCAFBC cited in error. A new case has been opened to cite under property code (article 18)
cc: Cbr Law Group, Llp
Worthy Family Farms Llc
Worthy Family Farms Llc

Agenda No.: 112 **Complexity Level:** 1 **Status:** Active
Respondent: Angeli, Jessica **CEO:** Timothy M Madu
6705 Eastview Dr, Lake Worth, FL 33462-3911
Situs Address: 6705 Eastview Dr, Lake Worth, FL 33462 **Case No:** C-2021-11160020
PCN: 00-43-45-05-01-006-0270
RE: Request to rescind Special Magistrate Order dated April 11, 2022 due to lack of service on the NOV. A new case has been generated 2023-04100003

Agenda No.: 113 **Complexity Level:** - **Status:** Active
Respondent: La Consentida Restaurant & Bar LLC **CEO:** Debbie N Plaud
2923 Via Del Lago, Lake Worth, FL 33461 **Type:** Irreparable
Situs Address: 1954 S Congress Ave, Palm Springs, FL 33406 **Case No:** C-2020-08160001
PCN: 70-43-44-08-04-000-0552
RE: Request to rescind Special Magistrate Order dated 9/11/20 due to Gov. Desantis executive order re: SB 2006
cc: La Consentida Restaurant & Bar Llc
Mn Investment Properties Holdings Llc
Mn Investments Properties Holdings Llc

Agenda No.: 114 **Complexity Level:** 1 **Status:** Active
Respondent: MN INVESTMENTS PROPERTIES HOLDINGS LLC **CEO:** Debbie N Plaud
1703 WHITEHALL DRIVE, 100, Davie, FL 33324 **Type:** Irreparable
Situs Address: 1954 S Congress Ave, Palm Springs, FL 33406 **Case No:** C-2020-08240102
PCN: 70-43-44-08-04-000-0552
RE: Request to rescind Special Magistrate order dated 9/11/20 due to Gov. Desantis executive order re: SB 2006
cc: Mn Investments Properties Holdings Llc

Agenda No.: 115 **Complexity Level:** - **Status:** Active
Respondent: Morley, Frank; McDougal, William; Morley, Louise **CEO:** David T Snell
5665 Daphne Dr, West Palm Beach, FL 33415-7156 **Type:** Life Safety

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Situs Address: 5665 Daphne Dr, West Palm Beach, FL 33415 **Case No:** C-2022-05270014
PCN: 00-42-44-14-02-023-0030
RE: Request to rescind Special Magistrate Order dated June 1, 2022 due to the respondents being deceased before the compliance date. Property is now in compliance.

Agenda No.: 116 **Complexity Level:** - **Status:** Active
Respondent: LEVEL E LOUNGE **CEO:** Jose Feliciano
2425 10TH Ave N, Lake Worth, FL 33461 **Type:** Life Safety
Situs Address: 2425 10th Ave N, Lake Worth, FL **Case No:** C-2021-10140012
PCN:
RE: Request to amend Special Magistrate Order dated November 3, 2021 due to the PCN being included when the Respondent is a tenant. Remove PCN from the case.
cc: E 4 Entertainment, Inc.

Agenda No.: 117 **Complexity Level:** - **Status:** Active
Respondent: Gambetta, Anthony **CEO:** Brian Burdett
42 College Pl, Yonkers, NY 10704-1131
Situs Address: 71st Pl N, FL **Case No:** C-2021-07010083
PCN: 00-41-42-29-00-000-6010
RE: Request to contest the imposition of fines/lien

Agenda No.: 118 **Complexity Level:** 3 **Status:** Postponed
Respondent: Worthy Family Farm LLC **CEO:** Brian Burdett
1760 N Jog Rd, Ste 150, West Palm Beach, FL 33411
Situs Address: 13845 85th Rd N, West Palm Beach, FL 33412 **Case No:** C-2020-10070040
PCN: 00-41-42-21-00-000-3890
RE: Request to contest the Imposition of fine/lien.
cc: Cbr Law Group, Lllp

Agenda No.: 119 **Complexity Level:** 1 **Status:** Postponed
Respondent: DeVito, Dylan Frederic; DeVito, Dylan Fredric **CEO:** Joanna Mirodias
15732 80th Ln N, Loxahatchee, FL 33470-3135
Situs Address: 15732 80th Ln N, Loxahatchee, FL 33470 **Case No:** C-2021-04190029
PCN: 00-41-42-19-00-000-8030
RE: Request to challenge the Imposition of Fine/Lien

Agenda No.: 120 **Complexity Level:** - **Status:** Active
Respondent: Mulero, Edwin G Jr **CEO:** Joanna Mirodias
6822 Mitchell St, Jupiter, FL 33458-3858
Situs Address: 6822 Mitchell St, Jupiter, FL 33458 **Case No:** C-2021-02220040
PCN: 00-42-40-34-02-000-2620
RE: Request to contest Imposition of Fine/Lien.

Agenda No.: 121 **Complexity Level:** 1 **Status:** Active
Respondent: Giovanelli fka Michelle M Sous, Michelle M **CEO:** Steve R Newell
16170 Poppy Seed Cir, Unit 901, Delray Beach, FL
33484-6325
Situs Address: 16170 Poppy Seed Cir, Unit 901 Building 9, Delray Beach, FL 33484 **Case No:** C-2021-06240009
PCN: 00-42-46-27-27-000-0901
RE: Request to challenge the imposition of fines/lien

Agenda No.: 122 **Complexity Level:** 1 **Status:** Active
Respondent: Lawson, Lizzie R **CEO:** Joanna Mirodias
6897 2nd St, Jupiter, FL 33458-3803
Situs Address: 6897 2nd St, Jupiter, FL 33458 **Case No:** C-2022-04270051
PCN: 00-42-41-03-01-000-1900 **Zoned:** RH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

Violations: 4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence enclosure/structure/cat house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/09/2022 **Status:** CEH

Agenda No.: 123 **Complexity Level:** 1 **Status:** Active
Respondent: CANIZARES, PATRICIA **CEO:** RI Thomas
6623 Massachusetts Dr, Lake Worth, FL 33462-3833 **Type:** Repeat
Situs Address: 6623 Massachusetts Dr, Lake Worth, FL 33462 **Case No.:** C-2022-12150005
PCN: 00-43-45-05-01-019-0130 **Zoned:** RS

Violations:

1 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, the sell, repair, and storage of vehicles are prohibited in a residential area . .
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 02/03/2023 **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: 02/03/2023 **Status:** CEH

3 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 02/03/2023 **Status:** CEH

Agenda No.: 124 **Complexity Level:** 1 **Status:** Active
Respondent: CASA DOMA LLC **CEO:** RI Thomas
4521 Pga Blvd, 103, Palm Beach Gardens, FL 33418-3997 **Type:** Repeat
Situs Address: 6126 Wauconda Way E, Lake Worth, FL **Case No.:** C-2023-02080013
PCN: 00-42-44-34-15-000-1950 **Zoned:** RS

Violations:

1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/08/2023 **Status:** CEH

2 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 02/08/2023 **Status:** CEH

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 02/08/2023 **Status:** CEH

4 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, the sell, repair, and storage of vehicles are prohibited in a residential area .
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 02/08/2023 **Status:** CLS

Agenda No.: 125 **Complexity Level:** - **Status:** Active
Respondent: SANDPOINTE BAY CONDOMINIUM ASSOCIATION, II **CEO:** Joanna Mirodias
789 SW FEDERAL HIGHWAY, Ste 101, Stuart, FL 34994
Situs Address: 19800 Sandpointe Bay Dr, Jupiter, FL 33469 **Case No.:** C-2022-02090003
PCN: 00-43-40-30-28-000-

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

- 2 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
- >> Overgrown vegetation and vines
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 01/26/2023 **Status:** CEH
- 4 **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.
- >> Expired Tags on blue van
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 01/26/2023 **Status:** CEH

cc: Kramer, Jennifer L Esq

Agenda No.: 133 **Complexity Level:** 1 **Status:** Removed
Respondent: Escobar, Alfredo M **CEO:** David T Snell
 265 Springfield Dr, West Palm Beach, FL 33415-2874
Situs Address: 265 Springfield Dr, West Palm Beach, FL 33415 **Case No:** C-2022-12150006
PCN: 00-42-44-01-18-000-0590 **Zoned:** RM

Violations:

- 2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- Specifically: The premises is utilized to park an inoperable SUV on an "Unimproved Surface" in the Urban Suburban Tier.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 12/22/2022 **Status:** CLS
- 3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
- Specifically: It appears the motorhome is used as an occupied dwelling which is a violation of this Section.
- Code:** Unified Land Development Code - 6.D.1.A.1.d
Issued: 12/22/2022 **Status:** CLS
- 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.
- Specifically: The premises is utilized to a RV motorhome which is not screened as stated in this Section 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: 12/22/2022 **Status:** CLS
- 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Specifically: The premises is utilized to openly store unknown items which meet the criteria of this Section as open storage.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/22/2022 **Status:** CLS
- 6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- Specifically: A shed has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/22/2022 **Status:** CLS

Agenda No.: 134 **Complexity Level:** 3 **Status:** Active
Respondent: Vargas, Yandi R; aka Vargas, Yandy Rafael **CEO:** Charles Zahn
 6614 Katherine Rd, West Palm Beach, FL 33413-3435
Situs Address: 6614 Katherine Rd, West Palm Beach, FL 33413 **Case No:** C-2022-12070016

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
JUNE 07, 2023 9:00 AM**

PCN: 00-42-44-03-02-000-0450

Zoned: RS

Violations:

1 **Details:** Industrial Use Matrix.

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, operation of a recycling center in the zoning district is prohibited.

Code: Unified Land Development Code - 4.A.7.C.6

Unified Land Development Code - 4.B.5.A

Issued: 01/19/2023

Status: CEH

cc: Nason Yeager

Agenda No.: 135

Complexity Level: 2

Status: Active

Respondent: Mendez, Jacqueline S

17875 42nd Rd N, Loxahatchee, FL 33470-2458

CEO: Jen L Batchelor

Type: Repeat

Situs Address: 17875 42nd Rd N, Loxahatchee, FL

Case No: C-2023-04240007

PCN: 00-40-43-11-00-000-7560

Zoned: AR

Violations:

1 **Details:** Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited.

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

Issued: 04/24/2023

Status: CEH

2 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use.

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, indoor/outdoor entertainment in the Agricultural Residential district.

Code: Unified Land Development Code - 4.A.7.C

Unified Land Development Code - 4.A.7.C.6

Issued: 04/24/2023

Status: CEH

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

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