

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Issued: 06/28/2023 **Status:** CLS

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/28/2023 **Status:** CEH

Agenda No.: 013 **Complexity Level:** - **Status:** Removed
Respondent: Kazinetz, Carly **CEO:** Steve G Bisch
 15201 Jackson Rd, Delray Beach, FL 33484-4259
Situs Address: 5110 Cleveland Rd, Delray Beach, FL 33484 **Case No:** C-2023-04280001
PCN: 00-42-46-23-03-000-8040 **Zoned:** RS

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/03/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: Luiza Watergate LLC **CEO:** Steve G Bisch
 10248 Brookville Ln, Boca Raton, FL 33428
Situs Address: 11969 Watergate Cir, Boca Raton, FL 33428 **Case No:** C-2023-07060010
PCN: 00-41-47-36-03-000-6260 **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, multiple windows have been replaced on this structure without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/07/2023 **Status:** CEH

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/07/2023 **Status:** CEH

cc: Code Enforcement
Luiza Watergate Llc

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: McCabe, Janet **CEO:** Steve G Bisch
 560 Saxony L, Delray Beach, FL 33446-1035
Situs Address: 560 Saxony L, Delray Beach, FL **Case No:** C-2023-01060009
PCN: 00-42-46-22-09-012-5600 **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, rear screened patio has been altered/enclosed without a valid building permit.

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

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- 13 Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, garage workshop metal shed structure with brown door permit # 2009-007116 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, garage workshop permit # 2009-007116.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 03/03/2023 **Status:** SIT
- 14 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, enclosed structure attached to primary storing hurricane shutters has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/03/2023 **Status:** SIT
- 15 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shower hose plumbing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/03/2023 **Status:** SIT
- 16 Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, dishwasher and microwave inoperable.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (a)
Issued: 03/03/2023 **Status:** SIT
- 17 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, enclosure/ structure housing HVAC has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/03/2023 **Status:** SIT

cc: George, Sandy

Agenda No.: 022	Complexity Level: -	Status: Active
Respondent: Leche Gonzalez, Sofia 15629 93rd St N, West Palm Beach, FL 33412-1747		CEO: Brian Burdett
Situs Address: 15629 93rd St N, West Palm Beach, FL		Case No: C-2023-01100012
PCN: 00-41-42-18-00-000-7360		Zoned: AR
Violations:	<p>1 Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, semi-tractor trailer stored on property in a residential zone. Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 02/14/2023 Status: CEH</p>	

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- 7 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 07/03/2023 **Status:** CEH
- 8 **Details:** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)
Issued: 07/03/2023 **Status:** CEH
- 9 **Details:** All cooking and heating equipment, components and accessories in every heating, cooking and water-heating device shall be maintained in good repair, free from leaks and obstructions. More specifically, missing kitchen oven/stove.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (2)
Issued: 07/03/2023 **Status:** CEH
- 10 **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 07/03/2023 **Status:** CEH
- 11 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a partition wall which divides the trailer into two different living areas has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/03/2023 **Status:** CEH

cc: Giovinazzo, Andrew
Giovinazzo, Andrew

Agenda No.: 028	Complexity Level: -	Status: Active
Respondent: Ihnat, Christopher J; Ihnat, Nicole M 6123 Golf Vista Way, Boca Raton, FL 33433-3949		CEO: Richard F Cataldo
Situs Address: 6123 Golf Vista Way, Boca Raton, FL		Case No: C-2023-02220006
PCN: 00-42-47-34-03-000-0070		Zoned: AR

Violations:

- 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**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 02/22/2023 **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, your fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/22/2023 **Status:** CEH

Agenda No.: 029	Complexity Level: -	Status: Active
Respondent: Kaufman, Jillian B; Meyer, Dane L 6043 Golf Vista Way, Boca Raton, FL 33433-3947		CEO: Richard F Cataldo
Situs Address: 6043 Golf Vista Way, Boca Raton, FL		Case No: C-2023-02030003
PCN: 00-42-47-34-03-000-0121		Zoned: AR

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10373 Sleepy Brook Way, Boca Raton, FL 33428-5769

Situs Address: 10373 Sleepy Brook Way, Boca Raton, FL

Case No: C-2023-07130025

PCN: 00-41-47-25-06-000-0800

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | <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, a commercial bucket truck parked on the property.</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a
 Issued: 07/14/2023 Status: CEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the garage has been enclosed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 07/14/2023 Status: CEH</p> |

cc: Code Enforcement

Agenda No.: 035

Complexity Level: -

Status: Active

Respondent: Truss, Michael S

CEO: Richard F Cataldo

6644 Hollandaire Dr W, Boca Raton, FL 33433-7534

Situs Address: 6644 Hollandaire Dr W, Boca Raton, FL

Case No: C-2023-02130002

PCN: 00-42-47-22-04-002-0060

Zoned: AR

Violations:

- | | |
|----------|--|
| 2 | <p>Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
 Issued: 02/15/2023 Status: CEH</p> |
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Agenda No.: 036

Complexity Level: 1

Status: Active

Respondent: ADAMES, JOSE CRISTINO DIAZ

CEO: Frank A Davis

2700 Ranch House Rd, Apt 1, West Palm Beach, FL
33406-3302

Situs Address: 216 Henning Dr, West Palm Beach, FL

Case No: C-2023-02010016

PCN: 00-43-44-05-07-000-0160

Zoned: RH

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Garage Conversion has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 02/01/2023 Status: SIT</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Porch Addition has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 02/01/2023 Status: SIT</p> |
| 3 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Paver Driveway has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 02/01/2023 Status: SIT</p> |

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NOVEMBER 01, 2023 9:00 AM**

Respondent: LAKE MANGO SHORES PROPERTY OWNERS ASSOCIATION INC. **CEO:** Frank A Davis
1818 S Austrilian Ave, Ste 400, West Palm Beach, FL 33409

Situs Address: 1465 S Florida Mango Rd, West Palm Beach, FL **Case No:** C-2023-03150011
PCN: 00-43-44-08-30-002-0000 **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, Wood Deck has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/04/2023 **Status:** CEH

cc: Lake Mango Shores Property Owners Association Inc.
Lake Mango Shores Property Owners Association Inc.

Agenda No.: 040 **Complexity Level:** 1 **Status:** Removed
Respondent: PATRICK, MICHAEL S; PATRICK, KELLY L **CEO:** Frank A Davis
1280 Willow Rd, West Palm Beach, FL 33406-5036

Situs Address: 1280 Willow Rd, West Palm Beach, FL 33406 **Case No:** C-2022-12230012
PCN: 00-43-44-07-03-005-0014 **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, Freestanding Carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/03/2023 **Status:** CLS

Agenda No.: 041 **Complexity Level:** 1 **Status:** Removed
Respondent: SACHS, DEVIN W; SACHS, RANDALL W **CEO:** Frank A Davis
1501 Crescent Cir, Apt B14, Lake Park, FL 33403-2251

Situs Address: Ben Eden Ln, FL **Case No:** C-2023-01130002
PCN: 00-42-44-02-00-000-1181 **Zoned:** RM

Violations: **2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Misc. Items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/18/2023 **Status:** CLS

3 **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically, a Box trailer.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 01/18/2023 **Status:** CLS

Agenda No.: 042 **Complexity Level:** 1 **Status:** Active
Respondent: Larkin Street Homes, LLC **CEO:** Jose Feliciano
1317 California St, Tallahassee, FL 32304

Situs Address: 2607 Bahia Rd, West Palm Beach, FL **Case No:** C-2023-06160001
PCN: 00-43-44-17-01-003-0170 **Zoned:** RS

Violations: **1** **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. More Specifically, single family residence being used for the transport, storage, sales and/or repairs of motor vehicles.

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, residential property located in a residential zoning district being used for the transport, storage, sales and/or repairs of motor vehicles.
Code: Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.A.7.C.6

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Violations:

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

cc: Jcs Tall Glass Inc

Agenda No.: 046 **Complexity Level:** 1 **Status:** Removed
Respondent: BANYAN CAY DEV. LLC **CEO:** John Gannotti
1601 Jackson St, Ste 200, Fort Myers, FL 33901
Situs Address: Banyan Cay Development (N Congress Median between Executive Drive and 45th Street) **Case No:** C-2023-04060028
PCN: **Zoned:** RH

Violations:

1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. More specifically permit # LA57455-0721.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 04/13/2023 **Status:** CLS

cc: Banyan Cay Dev. Llc
Banyan Cay Dev. Llc

Agenda No.: 047 **Complexity Level:** 1 **Status:** Removed
Respondent: Berger, Jacob; Berger, David S **CEO:** John Gannotti
1143 44th St, Brooklyn, NY 11219-1834
Situs Address: 12 Stratford A, West Palm Beach, FL **Case No:** C-2023-06300003
PCN: 00-42-43-23-15-001-0120 **Zoned:** RH

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-037375-0000 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, # B-2021-037375-0000.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 07/03/2023 **Status:** CLS

cc: Berger, David S
Berger, Jacob

Agenda No.: 048 **Complexity Level:** 1 **Status:** Removed
Respondent: Kuznetsov, Anton; Kuznetsova, Anna **CEO:** John Gannotti
1211 Timber Reap Trl, Loxahatchee, FL 33470-6170
Situs Address: 44 Norwich B, West Palm Beach, FL **Case No:** C-2023-06210001
PCN: 00-42-43-23-14-002-0440 **Zoned:** RH

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a screened patio enclosure 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: 06/21/2023 **Status:** CLS

cc: Kuznetsov, Anton
Kuznetsova, Anna

Agenda No.: 049 **Complexity Level:** 1 **Status:** Removed
Respondent: NORWICH B CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
29 Norwich B, West Palm Beach, FL 33417
Situs Address: Norwich B, West Palm Beach, FL **Case No:** C-2023-08020004
PCN: **Zoned:** RH

Violations: 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically a silver Mercedes 4d with expired FL QNZC78.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/02/2023 **Status:** CLS

cc: Norwich B Condominium Association, Inc.

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: PALM BEACH HOUSE II LLC **CEO:** John Gannotti
1061 NW 122 St, Miami, FL 33168
Situs Address: 4570 121st Ter N, West Palm Beach, FL **Case No:** C-2023-05030005
PCN: 00-41-43-10-00-000-2060 **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, introducing multiple loads of fill to residential property has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/10/2023 **Status:** CEH

cc: Palm Beach House Ii Llc

Agenda No.: 051 **Complexity Level:** 1 **Status:** Removed
Respondent: Schiefer-Watson, Eileen **CEO:** John Gannotti
88 Pine St, East Moriches, NY 11940-1118
Situs Address: 64 Northampton D, West Palm Beach, FL **Case No:** C-2023-03090024
PCN: 00-42-43-23-35-004-0640 **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, window/door replacement 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:** CLS

cc: Schiefer-Watson, Eileen

Agenda No.: 052 **Complexity Level:** 1 **Status:** Active
Respondent: SHEFFIELD C CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
11358 Okeechobee Blvd, Ste 2, Royal Palm Beach, FL 3341
Situs Address: Sheffield C, West Palm Beach, FL **Case No:** C-2023-06300013
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 the stairway, deck, porch, balcony, railings and all other appurtenances.

**CODE ENFORCEMENT
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Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 07/03/2023 **Status:** CEH

cc: Sheffield C Condominium Association, Inc.

Agenda No.: 053 **Complexity Level:** 1 **Status:** Removed
Respondent: United Civic Organization Inc **CEO:** John Gannotti
 2102 West Dr, West Palm Beach, FL 33417-2593
Situs Address: 2102 West Dr, West Palm Beach, FL **Case No:** C-2023-06270047
PCN: 00-42-43-23-00-000-7160 **Zoned:** CG

- Violations:**
- 1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2008-009412-0000 4 B08015108 Miscellaneous 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, _____.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
 PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/28/2023 **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-2008-009411-0000 4 B08015107 Accessory Structure 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, _____.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
 PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 06/28/2023 **Status:** CLS

cc: United Civic Organization Inc

Agenda No.: 054 **Complexity Level:** - **Status:** Active
Respondent: Puentes, Brandon; Berry, Charis L **CEO:** Jen L Batchelor
 18881 92nd Ln N, Loxahatchee, FL 33470-5162
Situs Address: 18881 92nd Ln N, Loxahatchee, FL **Case No:** C-2023-05090003
PCN: 00-40-42-15-00-000-7930 **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 there are items stored outdoors including but not limited to inoperative vehicles and other items, as well as a large swimming pool shell in the front yard.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/10/2023 **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, fencing and gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/10/2023 **Status:** SIT

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

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: PBC Amendments to FBC 7th Edition (2020) - 105.1
Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/10/2023 **Status:** CLS

Agenda No.: 055 **Complexity Level:** - **Status:** Postponed
Respondent: Brady, Marcella; Roman, Alexander **CEO:** Jen L Batchelor
17725 92nd Ln N, Loxahatchee, FL 33470-2641
Situs Address: 17725 92nd Ln N, Loxahatchee, FL **Case No:** C-2023-06290015
PCN: 00-40-42-14-00-000-7430 **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: 06/30/2023 **Status:** CEH

Agenda No.: 056 **Complexity Level:** - **Status:** Active
Respondent: Medina, Ricardo **CEO:** Jen L Batchelor
17316 94th St N, Loxahatchee, FL 33470-2656
Situs Address: 17316 94th St N, Loxahatchee, FL **Case No:** C-2023-06290013
PCN: 00-40-42-14-00-000-5080 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/30/2023 **Status:** CLS

2 Details: Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 06/30/2023 **Status:** CLS

3 Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically there are multiple wrecked and / or inoperative vehicles on this property
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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4	<p>Issued: 06/30/2023 Status: CLS</p> <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</p>
5	<p>Issued: 06/30/2023 Status: CLS</p> <p>Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)</p>
6	<p>Issued: 06/30/2023 Status: CLS</p> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, perimeter fencing and gates have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 06/30/2023 Status: SIT</p>

Agenda No.: 057 **Complexity Level:** - **Status:** Removed
Respondent: Tenn, George A and Eugenie **CEO:** Elizabeth A Gonzalez
11922 66th St N, West Palm Beach, FL 33412-2046
Situs Address: 11922 66th St N, West Palm Beach, FL **Case No.:** C-2023-06070023
PCN: 00-41-42-35-00-000-3800 **Zoned:** AR

Violations:	<p>1 Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, a driveway, culvert and turnout has been added on the southwest side of the property</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 110.9</p> <p>Issued: 06/12/2023 Status: CEH</p>
	<p>3 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically there is a landscape type trailer parked in the front yard.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b</p> <p>Issued: 06/12/2023 Status: CEH</p>
	<p>4 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically there is landscape material and vegetative debris on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 06/12/2023 Status: CEH</p>

Agenda No.: 058 **Complexity Level:** - **Status:** Active
Respondent: Wiggins, Puncho **CEO:** Elizabeth A Gonzalez

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Agenda No.: 064	Complexity Level: 1	Status: Removed
Respondent: Ellis, Edward L; Ellis, Lisa A 9120 Tresmore Ct, Boynton Beach, FL 33472-2725		CEO: Dennis A Hamburger
Situs Address: 9120 Tresmore Ct, Boynton Beach, FL		Case No: C-2023-07250010
PCN: 00-42-45-18-01-000-1520		Zoned: RT

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: 07/28/2023

Status: CLS

Agenda No.: 065	Complexity Level: 1	Status: Active
Respondent: Previlor, Jean L; Previlor, Marshall 1704 Katherine Ct, Lake Worth Beach, FL 33461-6107		CEO: Dennis A Hamburger
Situs Address: 1704 Katherine Ct, Lake Worth, FL		Case No: C-2023-06160004
PCN: 00-43-44-33-01-021-0090		Zoned: RS

Violations:

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

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

Issued: 06/21/2023

Status: CEH

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

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

Issued: 06/21/2023

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, a wood structure with a corrugated roof has been erected or installed without a valid building permit.

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

Issued: 06/21/2023

Status: CEH

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

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

Issued: 06/21/2023

Status: CEH

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

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

Issued: 06/21/2023

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 carport has been enclosed to extend the home has been erected or installed without a valid building permit.

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

Issued: 06/21/2023

Status: CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
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Violations:

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

More specifically, brought in fill changing the drainage of the property without obtaining the required site development permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 06/22/2023 **Status:** CEH

Agenda No.: 069

Complexity Level: 3

Status: Removed

Respondent: Tierra Materials, Inc.

311 Golf Rd, 1300, West Palm Beach, FL 33407

CEO: Jamie G Illicete

Situs Address: 61st St N, West Palm Beach, FL

Case No: C-2023-07070007

PCN: 00-41-42-33-00-000-5740

Zoned: AR

Violations:

1 **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, property being used as a Contractor Storage Yard, the storage of construction material, mechanical equipment used in construction activity, or commercial vehicles used by building trades and services, other than construction sites.

Code: Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.A.7.C.6
Unified Land Development Code - 4.B.5.C.1.a.

Issued: 07/07/2023 **Status:** CLS

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

More specifically, bringing in demolition/construction debris and fill onto property without the proper site development permits in place changing the grade and water detention of the property.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 07/07/2023 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Violations:

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

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 06/06/2023 **Status:** CLS

Agenda No.: 072 **Complexity Level:** - **Status:** Active
Respondent: LOWRY, Maria C **CEO:** Ozmer M Kosal
12671 174th Pl N, Jupiter, FL 33478-5238
Situs Address: 12671 174th Pl N, Jupiter, FL **Case No:** C-2023-03030013
PCN: 00-41-41-03-00-000-7210 **Zoned:** AR

Violations:

1 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically, cut and maintain the tall grass and weeds to maximum 7" in height at all times on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 03/09/2023 **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 discarded items appearing openly stored.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/09/2023 **Status:** CEH

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

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.

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

Code: Unified Land Development Code - 6.D.1.A.1.b
Unified Land Development Code - 6.D.1.A.1.c
Issued: 03/09/2023 **Status:** CEH

Agenda No.: 073 **Complexity Level:** - **Status:** Active
Respondent: WARNER, Diane Hilda **CEO:** Ozmer M Kosal
13432 154th Pl N, Jupiter, FL 33478-8509
Situs Address: 13432 154th Pl N, Jupiter, FL **Case No:** C-2023-05300030
PCN: 00-41-41-16-00-000-5290 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 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 and gate have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/01/2023 **Status:** CLS
 - 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structures appearing to be a sheds have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/01/2023 **Status:** CEH

Agenda No.: 074 **Complexity Level:** 1 **Status:** Removed
Respondent: Burks, Bruce E; Burks, Karen M **CEO:** Ray F Leighton
 3107 Saginaw Ave, West Palm Beach, FL 33409-5164
Situs Address: 3107 Saginaw Ave, West Palm Beach, FL **Case No:** C-2023-05260011
PCN: 00-43-43-30-03-048-0550 **Zoned:** RH

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/01/2023 **Status:** CLS

cc: Code Enforcement

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: Marci M. Green and William W. Green as Co-Trustees of th **CEO:** Ray F Leighton
 Green Family Trust, Declaration dated January 31, 2019
 1312 Raintree Ln, Wellington, FL 33414-8668
Situs Address: 2100 Wellington Rd, West Palm Beach, FL **Case No:** C-2023-07060015
PCN: 00-43-43-29-02-006-0310 **Zoned:** RM

- Violations:**
- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/13/2023 **Status:** SIT
 - 2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # M-2021-057566-0000 for HVAC Eqpmt C/O-Res-W/In Unit has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/13/2023 **Status:** CLS
 - 3 **Details:** The final inspection shall be made after all work required by the building permit is completed. More Specifically, M-2021-057566-0000 for HVAC, needs to be completed .
Code: PBC Amendments to FBC 7th Edition (2020) - 110.3.10
Issued: 07/13/2023 **Status:** CLS
 - 5 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/13/2023 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

- 6 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/13/2023 **Status:** SIT
- 7 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically window is boarded.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 07/13/2023 **Status:** SIT
- 8 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 07/13/2023 **Status:** SIT

Agenda No.: 076 **Complexity Level:** 1 **Status:** Postponed
Respondent: VIA VEE WORLD LLC **CEO:** Timothy M Madu
 5060 NW 6th St, Delray Beach, FL 33445-2125
Situs Address: 1048 Wilkinson Rd, Lake Worth, FL **Case No:** C-2023-03220013
PCN: 00-43-45-09-04-000-0170 **Zoned:** RM

- 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 shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2023 **Status:** CEH

cc: Via Vee World Llc

Agenda No.: 077 **Complexity Level:** - **Status:** Removed
Respondent: BARRETT, LINCOLN; BARRETT, VIOLET **CEO:** Nedssa Merise
 5217 45th St, West Palm Beach, FL 33407-1605
Situs Address: 5217 45th St, West Palm Beach, FL **Case No:** C-2023-05220028
PCN: 00-42-43-02-01-003-0081 **Zoned:** RM

- Violations:**
- 1 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
 Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

 Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
 Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 05/23/2023 **Status:** CLS
 - 2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

 Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 05/23/2023 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Situs Address: 5790 Rae Ave, West Palm Beach, FL
PCN: 00-42-43-02-01-009-0300

Case No: C-2023-03200006
Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.</p> <p>Repair/maintain all accessory structures in disrepair. More specifically, disrepair fence.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 03/21/2023 Status: SIT</p> |
| 2 | <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.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to open storage of construction material, bricks, washer, metal post or any items storage in public view.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/21/2023 Status: CLS</p> |
| 3 | <p>Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:</p> <ol style="list-style-type: none"> 1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines. <p>Maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.</p> <p>Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 03/21/2023 Status: SIT</p> |
| 4 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (wood) has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the fence (wood) or remove the fence (wood).</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 Status: SIT</p> |
| 5 | <p>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.</p> <p>Paint all areas where the paint is peeling, flaking and/or chipped. More specifically, paint areas of property where the paint is peeling or no longer visible.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 03/21/2023 Status: SIT</p> |
| 7 | <p>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.</p> <p>Repair/maintain exterior walls in disrepair, free from holes, breaks, loose or rotting materials; and maintain weatherproofing and properly surface coating where required to prevent deterioration. More specifically, remove on the wall and make necessary repair of the property wall.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 03/21/2023 Status: SIT</p> |
| 8 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, slide door remove on the side and concrete wall has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the slide door remove on the side and concrete wall has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 Status: SIT</p> |

cc: Code Enforcement

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Situs Address: 5405 Eadie Pl, West Palm Beach, FL
PCN: 00-42-43-02-01-010-0080

Case No: C-2023-04060042
Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to cooler, bags, bottles, buckets, carpets, wheelbarrow, equipment's, ladder, bulk trash and any items storage in public view.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/10/2023 Status: CLS</p> |
| 2 | <p>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.</p> <p>Paint all areas where the paint is peeling, flaking and/or chipped paint shall be eliminated and surfaces repainted.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 04/10/2023 Status: CLS</p> |
| 4 | <p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to =vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 04/10/2023 Status: CLS</p> |
| 6 | <p>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.</p> <p>Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/10/2023 Status: CLS</p> |

cc: Code Enforcement

Agenda No.: 087

Complexity Level: -

Status: Active

Respondent: SAMPSON, CHRISTOPHER

CEO: Nedssa Merise

5303 Eadie Pl, West Palm Beach, FL 33407-1617

Situs Address: 5303 Eadie Pl, West Palm Beach, FL

Case No: C-2023-04060048

PCN: 00-42-43-02-01-010-0170

Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to tires, buckets, bottles or any items storage in public view.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/11/2023 Status: CLS</p> |
| 2 | <p>Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p>Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 04/11/2023 Status: CLS</p> |

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Violations: **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.

>> Park the recreational vehicles, boats, sports vehicles and trailers in the side or rear yard and screen from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 04/24/2023 **Status:** CLS

Agenda No.: 097 **Complexity Level:** - **Status:** Active
Respondent: Didier, Wildo **CEO:** Nick N Navarro
10335 Boynton Place Cir, Boynton Beach, FL 33437-2661
Situs Address: 10335 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2023-02230004
PCN: 00-42-45-26-26-000-3290 **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, fencing has been erected or installed without a valid building permit. Remove the fencing or obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center for further assistance in obtaining your permit(s).

Building Permit Customer Service: 561-233-5119
Email: PZB-BLD-PermitAssist@pbcgov.org
Office: 2300 N. Jog Road - W.P.B, FL 33411
Apply online for permits: <https://www.pbcgov.org/epzb>
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/24/2023 **Status:** CEH

Agenda No.: 098 **Complexity Level:** - **Status:** Active
Respondent: Kallberg, Philip J; Kallberg, Pakaporn **CEO:** Nick N Navarro
5334 Washington Rd, Delray Beach, FL 33484-8161
Situs Address: 5334 Washington Rd, Delray Beach, FL **Case No:** C-2023-03160022
PCN: 00-42-46-23-02-000-3480 **Zoned:** RS

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, renovations without a valid building permit. Closed off multiple windows. Obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center with questions and/or further assistance in obtaining your permit(s).

Apply online for permits: <https://www.pbcgov.org/epzb>
Inactive Permits: PZB-inactive@pbcgov.org
Email: PZB-BLD-PermitAssist@pbcgov.org
Building Permit Customer Service: 561-233-5119
Office: 2300 N. Jog Road - W.P.B, FL 33411
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/16/2023 **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, alterations to the driveway without a valid building permit. Obtain the proper permit(s) through the PBC Building Division. Please refer to the Permit Center with questions and/or further assistance in obtaining your permit(s).

Apply online for permits: <https://www.pbcgov.org/epzb>
Inactive Permits: PZB-inactive@pbcgov.org
Email: PZB-BLD-PermitAssist@pbcgov.org
Building Permit Customer Service: 561-233-5119
Office: 2300 N. Jog Road - W.P.B, FL 33411

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/16/2023 **Status:** CLS

Agenda No.: 099 **Complexity Level:** - **Status:** Active
Respondent: Mencia, Roger; Navarro Lobo, Carlos A **CEO:** Nick N Navarro
14069 Pacific Point Pl, Delray Beach, FL 33484-1866
Situs Address: 5238 Palm Ridge Blvd, Delray Beach, FL **Case No:** C-2023-03220041
PCN: 00-42-46-11-02-000-1210 **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, new windows have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/23/2023 Status: CEH
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cc: Mencia, Roger
Navarro Lobo, Carlos A

Agenda No.: 100 **Complexity Level:** 3 **Status:** Removed
Respondent: SOCRO LLC; PEEB ATLANTIC II LLC **CEO:** Nick N Navarro
1905 NW CORPORATE Blvd, Ste 310, Boca Raton, FL 33446
Situs Address: 8418 156th Ct S, Delray Beach, FL 33446 **Case No:** C-2022-08040026
PCN: 00-42-46-20-01-000-0910 **Zoned:** AGR

Violations:

3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/24/2022 Status: CLS
5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. >>More specifically, a berm has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/24/2022 Status: CLS

cc: Pebb Atlantic Ii Llc & Socro Llc
Pebb Atlantic Ii, Llc

Agenda No.: 101 **Complexity Level:** - **Status:** Active
Respondent: Ryan, Stephen; Ryan, Joanne **CEO:** Nick N Navarro
3109 Pierson Dr, Delray Beach, FL 33483-6218
Situs Address: 3109 Pierson Dr, Delray Beach, FL **Case No:** C-2023-04200008
PCN: 00-43-46-04-18-000-1050 **Zoned:** RS

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, the pool shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/20/2023 Status: CEH
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Agenda No.: 102 **Complexity Level:** - **Status:** Active
Respondent: Sotiropoulos, Con; Sotiropoulos, Jodie Ann **CEO:** Nick N Navarro
3580 Gibbs Rd, Delray Beach, FL 33483-6324
Situs Address: 3580 Gibbs Rd, Delray Beach, FL **Case No:** C-2023-03130002
PCN: 00-43-46-04-17-000-0941 **Zoned:** RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Violations:

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a pvc fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/21/2023 **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. Specifically, a swimming pool screen enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/21/2023 **Status:** CEH

Agenda No.: 106 **Complexity Level:** - **Status:** Removed
Respondent: Gallardo, Claudia I **CEO:** Steve R Newell
 22835 SW 54th Way, Boca Raton, FL 33433-6253
Situs Address: 22835 SW 54th Way, Boca Raton, FL **Case No:** C-2023-06160015
PCN: 00-42-47-29-03-036-0210 **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, a brick paver driveway is being widened/expanded with a turnout and without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/20/2023 **Status:** CLS

- 2 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 06/20/2023 **Status:** CLS

Agenda No.: 107 **Complexity Level:** - **Status:** Removed
Respondent: JAN S. HERMAN, TRUSTEE OF THE JAN S. HERMAN **CEO:** Steve R Newell
 TRUST UNDER AGREEMENT DATED Septemeber 30, 1'
 18215 Coral Isles Dr, Boca Raton, FL 33498-1973
Situs Address: 18215 Coral Isles Dr, Boca Raton, FL **Case No:** C-2023-06070005
PCN: 00-41-47-02-10-000-0180 **Zoned:** RS

Violations:

- 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 06/12/2023 **Status:** CLS

Agenda No.: 108 **Complexity Level:** - **Status:** Active
Respondent: Mora, Jose A Sr; Mora, Andrea; Mora, Gladys; Mora, Jose **CEO:** Steve R Newell
 A Jr
 11199 Mustang St, Boca Raton, FL 33428-3925
Situs Address: 11199 Mustang St, Boca Raton, FL 33428 **Case No:** C-2023-04040021
PCN: 00-41-47-26-02-028-0090 **Zoned:** RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 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, a chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/06/2023 **Status:** CEH

Agenda No.: 109 **Complexity Level:** - **Status:** Removed
Respondent: Srp Sub Llc **CEO:** Steve R Newell
1201 Hays St, Tallahassee, FL 32301
Situs Address: 9064 SW 1st St, Boca Raton, FL **Case No:** C-2023-07070005
PCN: 00-42-47-30-06-028-0030 **Zoned:** RM

Violations:

1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/13/2023 **Status:** CLS

2 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/13/2023 **Status:** CLS

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 07/13/2023 **Status:** CLS

cc: Invitation Homes

Agenda No.: 110 **Complexity Level:** 3 **Status:** Active
Respondent: OSAKA LLC **CEO:** Paul Pickett
2549 FOREST HILL Blvd, West Palm Beach, FL 33406
Situs Address: 2549 FOREST HILL Blvd, FL **Case No:** C-2023-06070003
PCN: **Zoned:**

Violations:

1 **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. More Specifically, BTR and licenses for the unit allow facials only. Non- licensed employee on site offering full body massage.
Code: Unified Land Development Code - 4.A.7.C
Issued: 06/14/2023 **Status:** CEH

2 **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, Utilizing the commercial space as a live in/sleep in/ residential is prohibited and shall cease immediately.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 06/14/2023 **Status:** CEH

cc: Mellinger Llp

Agenda No.: 111 **Complexity Level:** 1 **Status:** Active
Respondent: Conner, Lisa **CEO:** Debbie N Plaud
9200 Artist Pl, Lake Worth, FL 33467-4710
Situs Address: 9200 Artist Pl, Lake Worth, FL **Case No:** C-2023-01240004
PCN: 00-42-44-30-01-015-0030 **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 fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2023 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Situs Address: 5801 Kumquat Rd, West Palm Beach, FL
PCN: 00-42-43-35-12-023-0150

Case No: C-2023-05240010
Zoned: RM

Violations: **4** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2022-043008-0000 for Solar panels has become inactive.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 05/24/2023 **Status:** CEH

cc: Code Enforcement

Agenda No.: 124 **Complexity Level:** 1
Respondent: JCL MANAGEMENT, LLC
2972 W Fontana Ct, Royal Palm Beach, FL 33411-6808

Status: Removed
CEO: Omar J Sheppard

Situs Address: 7959 Southern Blvd, West Palm Beach, FL 33411
PCN: 00-42-43-27-05-006-4210

Case No: C-2022-10270020
Zoned: CG

Violations: **1** **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 "D" or exceeding the thresholds of Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, are allowed subject to approval by the DRO in accordance with Art. 2.C, Administrative Processes. More specifically, A COMMERCIAL PARKING LOT REQUIRES A DRO APPROVAL IN THE GENERAL COMMERCIAL ZONING DISTRICT WITHIN THE URBAN/SUBURBAN TIER.
Code: Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.A.7.C.2
Issued: 01/25/2023 **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. 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: 01/25/2023 **Status:** CLS

cc: Halperin, Ellie
Jcl Management, Llc
Pbso

Agenda No.: 125 **Complexity Level:** 1
Respondent: Pena, David A
5792 Kumquat Rd, West Palm Bch, FL 33413-1868

Status: Active
CEO: Omar J Sheppard

Situs Address: 5792 Kumquat Rd, West Palm Beach, FL
PCN: 00-42-43-35-12-022-0070

Case No: C-2023-04140015
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, A BRICK PAVER DRIVEWAY has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/19/2023 **Status:** CEH

cc: Code Enforcement

Agenda No.: 126 **Complexity Level:** 1
Respondent: AMERICAN INVESTMENTS & DOCUMENTATION SERVICES LLC

Status: Active
CEO: David T Snell

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

5022 Society Pl E, Apt C, West Palm Beach, FL 33415-370

Situs Address: 5022 Society Pl E, E, West Palm Beach, FL

Case No: C-2023-05110020

PCN: 00-42-44-02-27-001-0050

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: Extensive removal of interior is taking place in the primary structure for the purposes of renovation/remodeling.

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

Issued: 05/23/2023

Status: CEH

cc: American Investments & Documentation Services Llc

Agenda No.: 127

Complexity Level: -

Status: Active

Respondent: AVILA, YAMAY PEREZ

CEO: David T Snell

3078 Drew Way, West Palm Beach, FL 33406-7634

Situs Address: 4584 Sutton Ter S, West Palm Beach, FL

Case No: C-2023-03220009

PCN: 00-42-44-12-19-002-0040

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.

Secifically: An enclosed rear porch has been erected or installed without a valid building permit.

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

Issued: 03/23/2023

Status: CEH

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

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

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

Issued: 03/23/2023

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.

Specifically: Three (3) sheds have been erected or installed without a valid building permit.

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

Issued: 03/23/2023

Status: CEH

cc: Code Enforcement

Agenda No.: 128

Complexity Level: -

Status: Postponed

Respondent: Registre, Ronelson; Registre, Magdane M

CEO: David T Snell

1755 Keenland Cir, West Palm Beach, FL 33415-5664

Situs Address: 1755 Keenland Cir, West Palm Beach, FL

Case No: C-2023-02030028

PCN: 00-42-44-12-24-000-0080

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.

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

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

Issued: 02/15/2023

Status: CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

	Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)	Issued: 06/22/2023	Status: SIT
2	Details: Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.		
	Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)	Issued: 06/22/2023	Status: CLS

Agenda No.: 132	Complexity Level: 1	Status: Removed												
Respondent: COOK, CHARLES W; COOK, BRANDI M 8316 Palomino Dr, Lake Worth, FL 33467-1116		CEO: RI Thomas												
Situs Address: 3608 Kewanee Rd, Lake Worth, FL		Case No: C-2023-03280014												
PCN: 00-43-45-06-03-011-0110		Zoned: RM												
Violations:	<table border="1"> <tr> <td style="width: 5%;">1</td> <td>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 03/29/2023</td> <td style="width: 15%;">Status: CLS</td> </tr> <tr> <td>2</td> <td>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/29/2023</td> <td>Status: CLS</td> </tr> <tr> <td>3</td> <td>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically sports vehicle (jet ski) Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 03/29/2023</td> <td>Status: CLS</td> </tr> <tr> <td>4</td> <td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/29/2023</td> <td>Status: CLS</td> </tr> </table>		1	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 03/29/2023	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. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 03/29/2023	Status: CLS	3	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically sports vehicle (jet ski) Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 03/29/2023	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 fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/29/2023	Status: CLS
1	Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 03/29/2023	Status: CLS												
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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 fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/29/2023	Status: CLS												

Agenda No.: 133	Complexity Level: 1	Status: Removed												
Respondent: MATEO-SMITH, JUDITH 5233 Arbor Glen Cir, Lake Worth, FL 33463-8067		CEO: RI Thomas												
Situs Address: 6172 Plains Dr, Lake Worth, FL		Case No: C-2023-03290021												
PCN: 00-42-44-34-29-000-2750		Zoned: RS												
Violations:	<table border="1"> <tr> <td style="width: 5%;">1</td> <td>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: 04/12/2023</td> <td style="width: 15%;">Status: CLS</td> </tr> <tr> <td>2</td> <td>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: 04/12/2023</td> <td>Status: CLS</td> </tr> <tr> <td>3</td> <td>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 04/12/2023</td> <td>Status: CLS</td> </tr> <tr> <td>4</td> <td>Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 04/12/2023</td> <td>Status: CLS</td> </tr> </table>		1	Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 04/12/2023	Status: CLS	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: 04/12/2023	Status: CLS	3	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 04/12/2023	Status: CLS	4	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 04/12/2023	Status: CLS
1	Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. Code: Unified Land Development Code - 6.D.1.A.4.a.2.a Issued: 04/12/2023	Status: CLS												
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: 04/12/2023	Status: CLS												
3	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 04/12/2023	Status: CLS												
4	Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 04/12/2023	Status: CLS												

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

	Issued: 05/24/2023	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, white vinyl or plastic fence has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 05/24/2023	Status: CEH

Agenda No.: 164	Complexity Level: -	Status: Removed									
Respondent: Johnson, Ameen		CEO: Debbie N Plaud									
	7623 Overlook Rd, Lantana, FL 33462-5915	Type: Repeat									
Situs Address: 7621 Overlook Rd, Lake Worth, FL		Case No: C-2023-09080020									
PCN: 00-43-45-09-14-000-0290		Zoned: RM									
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">1</td> <td colspan="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.</td> </tr> <tr> <td></td> <td colspan="2">Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> </tr> <tr> <td></td> <td>Issued: 09/12/2023</td> <td>Status: CLS</td> </tr> </table>		1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.			Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)			Issued: 09/12/2023	Status: CLS
1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.										
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)										
	Issued: 09/12/2023	Status: CLS									
cc: Code Enforcement Johnson, Ameen											

Agenda No.: 165	Complexity Level: 1	Status: Active
Respondent: Alonso, Humberto; Alfonso, Francisca; Alfonso, Junior;		CEO: David T Snell
	Alfonso, Odalys	
	5033 El Claro N, West Palm Beach, FL 33415-2705	
Situs Address: 5033 El Claro N, West Palm Beach, FL 33415		Case No: C-2022-03040007
PCN: 00-42-44-02-13-000-0060		
RE: Case added to rescind SMO dated October 5, 2022 due to names were not correct in PAPA.		

Agenda No.: 166	Complexity Level: -	Status: Removed																		
Respondent: Bolanos, Edgardo Roman; Bolanos, Suany Barinia		CEO: Elizabeth A Gonzalez																		
	15516 78th Pl N, Loxahatchee, FL 33470-1922	Type: Life Safety																		
Situs Address: 15516 78th Pl N, Loxahatchee, FL		Case No: C-2023-05230003																		
PCN: 00-41-42-30-00-000-3490		Zoned: AR																		
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">1</td> <td colspan="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:</td> </tr> <tr> <td></td> <td colspan="2">a. The barrier must be at least four (4) feet high on the outside.</td> </tr> <tr> <td></td> <td colspan="2">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.</td> </tr> <tr> <td></td> <td colspan="2">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</td> </tr> <tr> <td></td> <td colspan="2">Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</td> </tr> <tr> <td></td> <td>Issued: 05/23/2023</td> <td>Status: CLS</td> </tr> </table>		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: 05/23/2023	Status: CLS
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:																			
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	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: 05/23/2023	Status: CLS																		

Agenda No.: 167	Complexity Level: -	Status: Removed
Respondent: Laguerre, Marc		CEO: Jen L Batchelor
	14690 99th St N, West Palm Beach, FL 33412-2524	
Situs Address: 14690 99th St N, West Palm Beach, FL		Case No: C-2023-04280015
PCN: 00-41-42-17-00-000-3200		Zoned: AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

Code: Palm Beach County Property Maintenance Code - Section 14-33 (n)
Issued: 10/03/2023 **Status:** CLS

cc: Bishop Lake Worth Owner Llc

Agenda No.: 171 **Complexity Level:** 1 **Status:** Removed
Respondent: Hohmann, Margaret; Probst, Benjamin **CEO:** Dennis A Hamburger
5549 Colbright Rd, Lake Worth, FL 33467-5646
Situs Address: 5549 Colbright Rd, Lake Worth, FL **Case No:** C-2023-03270014
PCN: 00-42-43-27-05-032-8410 **Zoned:** RTS

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, dog boarding..

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, dog boarding

Code: Unified Land Development Code - 4.A.7.C.6
Issued: 04/03/2023 **Status:** CLS

Agenda No.: 172 **Complexity Level:** - **Status:** Postponed
Respondent: B&L FARM, LLC, a Florida Limited Liability Company **CEO:** Ozmer M Kosal
701 US Hwy One, Ste 402, North Palm Beach, FL 33408
Situs Address: 17578 103rd Ter N, Jupiter, FL **Case No:** C-2023-05240018
PCN: 00-41-41-01-00-000-1090 **Zoned:** AR

Violations: 1 **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, fill dirt appearing brought onto your property is in requirement of an approved valid site development fill permit issued from the County Building Department.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 05/26/2023 **Status:** CEH

cc: B&L Farm, Llc, A Florida Limited Liability Company
B&L Farm, Llc, A Florida Limited Liability Company

Agenda No.: 173 **Complexity Level:** - **Status:** Postponed
Respondent: PRISTINE PROPERTIES of WPB LLC, a Florida Limited Liability Company **CEO:** Ozmer M Kosal
8690 N 112th Ter, Palm Beach Gardens, FL 33412-1317
Situs Address: 12781 Wilderness Dr, Palm Beach Gardens, FL 33418 **Case No:** C-2022-01310010
PCN: 00-41-41-27-01-001-0180 **Zoned:** AR

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
NOVEMBER 01, 2023 9:00 AM**

- | | |
|----------|---|
| 4 | Details: Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, an Outdoor Gun Range is a prohibited use in your zoning district.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 10/05/2023 Status: SIT |
| 5 | Details: An accessory use shall continue only as long as the principal use that it serves remains active. More specifically, an hemispherical barn or shade accessory structure has been erected or installed without a primary structure.
Code: Unified Land Development Code - 4.B.1.D.5
Issued: 10/05/2023 Status: SIT |

cc: Fortune Farms Llc
Spinosa, Michael

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. "