



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**JANUARY 18, 2023 9:00 AM**

**Violations:**

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- More specifically, an automotive lift and concrete slab has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 03/05/2020 **Status:** MCEH

**Agenda No.:** 004

**Complexity Level:** -

**Status:** Active

**Respondent:** Summerfield, Lori; Gomez, Jhon  
 10642 Shady Pond Ln, Boca Raton, FL 33428-5724

**CEO:** Richard W Padgett

**Situs Address:** 10642 Shady Pond Ln, Boca Raton, FL 33428

**Case No:** C-2020-07280068

**PCN:** 00-41-47-25-09-000-1500

**Zoned:** RS

**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 numbers P-1985-005714-0000, B-1996-019383-0000, B-1999-033219-0000, P-1999-033219-0002, E-1999-033219-0001 have become inactive or expire
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 08/28/2020 **Status:** MCEH
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- More specifically, impact windows have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 08/28/2020 **Status:** MCEH
- 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:** 08/28/2020 **Status:** MCEH
- 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 structure/accessory building in the rear yard has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 08/28/2020 **Status:** MCEH
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- More specifically, the wooden privacy fence has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 08/28/2020 **Status:** MCEH

**Agenda No.:** 005

**Complexity Level:** -

**Status:** Active

**Respondent:** JADVANI, RAMCHANDRA T  
 1193 Bay View Way, Wellington, FL 33414-3145

**CEO:** Paul Pickett

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**JANUARY 18, 2023 9:00 AM**

**Situs Address:** 1739 Citation Dr, West Palm Beach, FL 33417  
**PCN:** 00-42-43-26-04-019-0010

**Case No:** C-2020-01300008  
**Zoned:** RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (WOOD FENCE) has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1<br/> <b>Issued:</b> 01/31/2020 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
| <b>2</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> <b>Issued:</b> 01/31/2020 <span style="float: right;"><b>Status:</b> MCEH</span></p>   |

**Agenda No.:** 006

**Complexity Level:** -

**Status:** Active

**Respondent:** SOUTH FLORIDA SARA CORPORATION  
 437 DAVIS Rd, Palm Springs, FL 33461

**CEO:** Paul Pickett

**Situs Address:** 770 S Military Trl, FL

**Case No:** C-2021-10150005

**PCN:**

**Zoned:**

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> FL NFPA 1 2018<br/>                 Chapter 13 Fire Protection Systems 13.6.3.1.3.1 - Extinguishers shall be Accessible<br/>                 Code Text:<br/>                 Fire extinguishers shall be conspicuously located where they are readily accessible and immediately available in the event of fire.<br/>                 [10:6.1.3.1]<br/>                 Inspector Comments:<br/>                 Fire extinguishers shall be conspicuously located where they are readily accessible and immediately available in the event of fire.<br/>                 [10:6.1.3.1]</p> <p><b>Code:</b> National Fire Protection Association 1 - FL NFPA1 2018 13.6.3.1.3.1<br/> <b>Issued:</b> 10/15/2021 <span style="float: right;"><b>Status:</b> SMO</span></p>   |
| <b>2</b> | <p><b>Details:</b> FL NFPA 1 2018<br/>                 Chapter 13 Fire Protection Systems 13.6.3.1.1 - Minimum Number of Extinguishers Required<br/>                 Code Text:<br/>                 The minimum number of fire extinguishers needed to protect a property shall be determined as outlined in 13.6.3. [10:6.1.1]<br/>                 Inspector Comments:<br/>                 The minimum number of fire extinguishers needed to protect a property shall be determined as outlined in 13.6.3. [10:6.1.1]<br/>                 NOT ENOUGH EXTINGUISHERS AND MISSING FROM APPROVED LOCATIONS.</p> <p><b>Code:</b> National Fire Protection Association 1 - FL NFPA1 2018 13.6.3.1.1<br/> <b>Issued:</b> 10/15/2021 <span style="float: right;"><b>Status:</b> SMO</span></p>   |
| <b>3</b> | <p><b>Details:</b> FL NFPA 1 2018<br/>                 Chapter 14 Means of Egress 14.4.1 - Remove Egress Obstructions<br/>                 Code Text:<br/>                 Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency. [101:7.1.10.1]<br/>                 Inspector Comments:<br/>                 Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency. [101:7.1.10.1]<br/>                 REAR DOOR BLOCKED BY ILLEGAL WALL (NO PERMIT FOR CONSTRUCTION)</p> <p><b>Code:</b> National Fire Protection Association 1 - FL NFPA1 2018 14.4.1<br/> <b>Issued:</b> 10/15/2021 <span style="float: right;"><b>Status:</b> MCEH</span></p> |



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	<b>Issued:</b> 10/15/2021	<b>Status:</b> SMO
<b>8</b>	<b>Details:</b> Palm Beach County Local Ordinances 2021 Chapter 10 General Provisions 10.1.2.1 - Overcrowding/Overconcentration. <b>Code Text:</b> The number of occupants of any building or portion thereof shall not be permitted to exceed the allowed or posted capacity or density, determined in accordance with this Code as shown in Figure 10.1.2.1.1. <b>Inspector Comments:</b> The number of occupants of any building or portion thereof shall not be permitted to exceed the allowed or posted capacity or density, determined in accordance with this Code as shown in Figure 10.1.2.1.1. ASSEMBLY WAS OVERCROWDED AT TIME OF INSPECTION <b>Inspector Comments:</b> PROVIDE CROWD MANAGER(S) AND SEND CERTIFICATION TO THIS OFFICE. IF FOUND OVERCROWDED AGAIN- SITE WILL BE ISSUED A CEASE & DESIST/UNSAFE STRUCTURE <b>Code:</b> Palm Beach County Lot Clearing Ordinance - PBCLCO 2021 10.1.2.1 <b>Issued:</b> 10/15/2021 <span style="float: right;"><b>Status:</b> SMO</span>	

cc: Tipico Latino Lounge

**Agenda No.:** 007 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Fitzwilliam, Bernard M; Fitzwilliam, Sharon M **CEO:** Brian Burdett  
 13797 73rd St N, West Palm Beach, FL 33412-2156  
**Situs Address:** 13797 73rd St N, West Palm Beach, FL 33412 **Case No.:** C-2021-07070019  
**PCN:** 00-41-42-28-00-000-7660 **Zoned:** AR

<b>Violations:</b>	2	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 07/09/2021 <span style="float: right;"><b>Status:</b> CLS</span>
	4	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (f) <b>Issued:</b> 07/09/2021 <span style="float: right;"><b>Status:</b> MCEH</span>
	5	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 07/09/2021 <span style="float: right;"><b>Status:</b> MCEH</span>

**Agenda No.:** 008 **Complexity Level:** 1 **Status:** Active  
**Respondent:** REID, RONALD **CEO:** Brian Burdett  
 16067 87th Ln N, Loxahatchee, FL 33470-1773  
**Situs Address:** 16067 87th Ln N, Loxahatchee, FL 33470 **Case No.:** C-2019-09160028  
**PCN:** 00-40-42-24-00-000-1770 **Zoned:** AR

<b>Violations:</b>	1	<b>Details:</b> The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet <b>Code:</b> Unified Land Development Code - 5.B.1.A.2.B.1 <b>Issued:</b> 09/19/2019 <span style="float: right;"><b>Status:</b> MCEH</span>
	2	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, six foot wood privacy fence east and west side of accessory Building has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1 <b>Issued:</b> 09/19/2019 <span style="float: right;"><b>Status:</b> CLS</span>
	3	<b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically: vehicles not displaying current tags in front of Accessory Building. <b>Code:</b> Unified Land Development Code - 6.A.1.D.19.a.2)









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- 15** **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-1993-021522 for a Fuel Tank has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CLS
- 16** **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-1984-036725 for a Wall Sign has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CLS
- 17** **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-1986-019123 for a Wall Sign has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CLS
- 18** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1986-018295 for a Wall Sign has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CEH
- 19** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1987-029207 for Remodel has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CLS
- 20** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-1991-026265 for Tenant Improvement has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CEH
- 21** **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-2009-009503 for HVAC has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** MCEH

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- 22 **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-1996-024116 for Electrical has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CEH
- 23 **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-1986-002677 for a Sign has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CLS
- 24 **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-1986-002350 For Gas LP has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CLS
- 25 **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-1999-010184 for a Sign has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** CLS
- 26 **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-1999-010184 for Sign Electrical has become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 27 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, electric in the ceiling has been erected or installed without a valid building permit. In La Isla Del Encanto 1969 S Military Trail.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 28 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 electric in the bars has been erected or installed without a valid building permit. In La Isla Del Encanto 1969 S Military Trail.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH



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**JANUARY 18, 2023 9:00 AM**

- Issued:** 05/08/2018 **Status:** MCEH
- 37 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 bars has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 38 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 DJ booth has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 39 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 addition to unit 14 A has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 40 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 office has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 41 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, changing the kitchen without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 42 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 raised platform has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 43 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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 plumbing in the kitchen has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 44 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing in the bars has been erected or installed without a valid building permit. In La Isla Del Encanto1969 S Military Trail.

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- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH
- 45 Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, outdoor seating at El Molino not on the site plan.  
**Code:** Unified Land Development Code - 2.A.6.B.4  
**Issued:** 05/08/2018 **Status:** MCEH
- 46 Details:** General retail sales from a mobile vehicle or a portable trailer without a fixed or permanent location.  
**Code:** Unified Land Development Code - 4.B.11.C.3  
**Issued:** 05/08/2018 **Status:** MCEH
- 47 Details:** All operations, equipment, merchandise and related activities shall be contained within the mobile vehicle or portable trailer.  
**Code:** Unified Land Development Code - 4.B.11.C.3.f.1)  
**Issued:** 05/08/2018 **Status:** MCEH
- 48 Details:** Window signs not exceeding 20 percent coverage of each glass window or glass door to which the sign is attached. Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign.  
**Code:** Unified Land Development Code - 8.B.4  
**Issued:** 05/08/2018 **Status:** MCEH
- 49 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, doing interior repairs and remodeling has been erected or installed without a valid building permit. located at 1969 S. Military Trail.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 05/08/2018 **Status:** MCEH

cc: 1951 1997 South Military Trail Llc  
 Owner, Henri Levy

**Agenda No.:** 011 **Complexity Level:** - **Status:** Removed  
**Respondent:** 1951 1997 SOUTH MILITARY TRAIL LLC **CEO:** Paul Pickett  
 1941 S MILITARY Trl, West Palm Beach, FL 33415  
**Situs Address:** 1969 S Military Trl, West Palm Beach, FL 33415 **Case No:** C-2019-12190018  
**PCN:** 00-42-44-12-00-000-7290 **Zoned:** UC

- Violations:**
- 1 Details:** When building code requires certificate of occupancy, the certificate of occupancy shall not be issued until approved by the Fire Code Enforcement.  
**Code:** National Fire Protection Association 1 - 1.7.14  
**Issued:** 12/19/2019 **Status:** MCEH
- 2 Details:** FL NFPA 1 2015  
 Chapter 1 Administration 1.12.6.3 - Permit Required  
 Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies.  
**Code:** National Fire Protection Association 1 - 1.12.6.3  
**Issued:** 12/19/2019 **Status:** MCEH
- 3 Details:** THE AUTHORITY HAVING JURISDICTION (AHJ) shall have the authority to order an operation, construction, or use stopped when any of the following exists:  
 A) Work is being done contrary to prevision of the code  
 B) Work is occurring without a permit required by section 1.12  
 C) An imminent danger has been created  
**Code:** National Fire Protection Association 1 - 1.7.15  
**Issued:** 12/19/2019 **Status:** MCEH

cc: 1951 1997 South Military Trail Llc  
 1951 1997 South Military Trail Llc  
 Fire Rescue

**Agenda No.:** 012 **Complexity Level:** - **Status:** Active  
**Respondent:** Linder, Nicholas J **CEO:** Joanna Mirodias  
 1880 Kathy Ln, North Palm Beach, FL 33408-3017  
**Situs Address:** 1880 Kathy Ln, North Palm Beach, FL 33408 **Case No:** C-2020-11250020

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**JANUARY 18, 2023 9:00 AM**

**PCN:** 00-43-42-04-00-000-3340

**Zoned:**

**Violations:**

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the sheds on the west side of the property have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/01/2020 **Status:** MCEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/01/2020 **Status:** MCEH
- 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 paver driveway extension has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/01/2020 **Status:** MCEH

**Agenda No.:** 013

**Complexity Level:** -

**Status:** Active

**Respondent:** Spells, Veta S; Spells, Jason B  
580 NW 4th St, Delray Beach, FL 33444-2763

**CEO:** Nick N Navarro

**Situs Address:** 5311 Woodland Dr, Delray Beach, FL 33484

**Case No:** C-2021-04060005

**PCN:** 00-42-46-11-04-000-1601

**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:** 04/28/2021 **Status:** MCEH
- 2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
  
>> Fencing  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 04/28/2021 **Status:** CLS

**Agenda No.:** 014

**Complexity Level:** -

**Status:** Active

**Respondent:** Joy, Jason  
14883 69th St N, Loxahatchee, FL 33470-5335

**CEO:** Brian Burdett

**Situs Address:** 14883 69th St N, Loxahatchee, FL 33470

**Case No:** C-2021-03230041

**PCN:** 00-41-42-32-00-000-3140

**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, pole barn/ structure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/09/2021 **Status:** MCEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence/ structure with gate has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**JANUARY 18, 2023 9:00 AM**

- 2     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.
- Obtain required building permits for the fence or remove the fence.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/20/2021 **Status:** MCEH
- 3     Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically, please remove the board up from the windows if the house is not vacant.
- Supply or maintain at least one easily openable window in every habitable space. More specifically, please remove the board up from the windows if the house is not vacant.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
Palm Beach County Property Maintenance Code - Section 14-43 (a)  
**Issued:** 08/20/2021 **Status:** MCEH
- 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, shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the shed/structure or remove the shed/structure.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 08/20/2021 **Status:** MCEH
- 5     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.
- More specifically, included but not limited to garbage containers (trashcan) from the public right-of-way: swale, public view, sidewalks, and streets to be removed after pickup no later than the same day collection is scheduled to occur  
**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 08/20/2021 **Status:** MCEH

**Agenda No.:** 018 **Complexity Level:** - **Status:** Removed  
**Respondent:** Atlantic Real Estate Holdings LLC **CEO:** Timothy M Madu  
3330 Fairchild Gardens Ave, 32516, Palm Beach Gardens, F  
33420  
**Situs Address:** 5675 1st Rd, Lake Worth, FL 33467 **Case No:** C-2021-01190031  
**PCN:** 00-42-43-27-05-032-2840 **Zoned:** AR

- Violations:**
- 1     Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
- More specifically, all motorized vehicles parked on the grass.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.b  
**Issued:** 01/20/2021 **Status:** MCEH
- 2     Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- More specifically, the unlicensed and or inoperable vehicles, tires, and other similar items stored at the front of the property,  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 01/20/2021 **Status:** MCEH







**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
JANUARY 18, 2023 9:00 AM**

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

Specifically: Brick pavers are being laid or installed without a valid building permit.

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

**Issued:** 07/19/2021

**Status:** MCEH

**ADJOURNMENT:**

**"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. "**