



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

**Special Magistrate: Thomas H Dougherty**

**Agenda No.:** 001    **Complexity Level:** 1    **Status:** Active  
**Respondent:** Diaz, Alain Chinae; Montenegro Castro, Yamilexis    **CEO:** Jen L Batchelor  
16087 E Alan Black Blvd, Loxahatchee, FL 33470-3752  
**Situs Address:** 16087 E Alan Black Blvd, Loxahatchee, FL 33470    **Case No:** C-2022-03250002  
**PCN:** 00-40-43-13-00-000-5820    **Zoned:** AR

**Violations:**

- 1**    **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. More specifically, but no limited to the large garage structure on the northside of the home.

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

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
Palm Beach County Property Maintenance Code - Section 14-33 (b)  
**Issued:** 03/29/2022    **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, large garage on northside of the property has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2022    **Status:** MCEH
- 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, gazebo on the west side of the property has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2022    **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, chicken coop/wooden structure on west side of property has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/29/2022    **Status:** MCEH
- 5**    **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2019-023779-0000 has become inactive or expired.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 03/29/2022    **Status:** MCEH
- 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, canvas structure with metal poles on northside of the property 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**  
**SEPTEMBER 20, 2023 9:00 AM**

**Issued:** 03/29/2022

**Status:** CLS

**Agenda No.:** 002                                      **Complexity Level:** -                                      **Status:** Active  
**Respondent:** Ahmed, Salman                                      **CEO:** Maggie Bernal  
4722 Purdy Ln, West Palm Beach, FL 33415-7454  
**Situs Address:** 4722 Purdy Ln, West Palm Beach, FL 33415                                      **Case No.:** C-2019-09130006  
**PCN:** 00-42-44-13-00-000-3390                                      **Zoned:** RM

**Violations:**

- 1     Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash/debris, household items and/or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/19/2019                                      **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, Replacement/Addition of Window(s) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019                                      **Status:** MCEH
- 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, Glass Doors added to Garage door has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019                                      **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, Apartment Conversion-Sewing room converted into 2nd bedroom has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019                                      **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, Converted carport into Living area has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019                                      **Status:** MCEH
- 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, Concrete slab(s) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019                                      **Status:** MCEH
- 7     Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, #B2001-035678 Residential Addition.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 111.5  
**Issued:** 09/19/2019                                      **Status:** MCEH
- 8     Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, #B2001-035624 Accessory Dwelling.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 111.5  
**Issued:** 09/19/2019                                      **Status:** MCEH

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SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
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- 9 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B2001-035678 (Accessory Dwelling); #B2001-35678(Residential/Addition); #E1984-005617 (Electrical) have become inactive or expired.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 09/19/2019 **Status:** MCEH
- 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, Awning(s) (Hurricane) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019 **Status:** MCEH
- 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/C Unit(s) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019 **Status:** MCEH
- 12 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Replacement/Addition of Door(s) has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019 **Status:** MCEH
- 13 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Fence w/Low voltage Electrical has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019 **Status:** MCEH
- 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, Security Lights has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 09/19/2019 **Status:** MCEH

**Agenda No.:** 003 **Complexity Level:** - **Status:** Active  
**Respondent:** Alabre, Antony **CEO:** Maggie Bernal  
4916 Pimlico Ct, West Palm Beach, FL 33415-9116  
**Situs Address:** 4916 Pimlico Ct, West Palm Beach, FL 33415 **Case No:** C-2020-03240005  
**PCN:** 00-42-44-12-31-000-1410 **Zoned:** RM

- Violations:**
- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Extended paved driveway has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 03/25/2020 **Status:** MCEH

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SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
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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, Shed(s) and/or Utility Building(s) has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1

**Issued:** 03/25/2020

**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, Back attached porch enclosure has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1

**Issued:** 03/25/2020

**Status:** MCEH

**Agenda No.:** 004

**Complexity Level:** -

**Status:** Active

**Respondent:** Gambetta, Anthony

**CEO:** Brian Burdett

42 College Pl, Yonkers, NY 10704-1131

**Situs Address:** 71st Pl N, FL

**Case No:** C-2021-07010083

**PCN:** 00-41-42-29-00-000-6010

**Zoned:** AR

**Violations:**

**1     Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.

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

**Issued:** 07/20/2021

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

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

**Issued:** 07/20/2021

**Status:** MCEH

**3     Details:** Parking shall be prohibited on all vacant properties in residential districts.

**Code:** Unified Land Development Code - 6.D.1.A.4.a.3

**Issued:** 07/20/2021

**Status:** MCEH

**4     Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.

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

**Issued:** 07/20/2021

**Status:** MCEH

**Agenda No.:** 005

**Complexity Level:** -

**Status:** Active

**Respondent:** Lauray, Jacqueline G

**CEO:** Brian Burdett

14536 96th Ln N, West Palm Beach, FL 33412-1715

**Situs Address:** 14536 96th Ln N, West Palm Beach, FL 33412

**Case No:** C-2021-09080017

**PCN:** 00-41-42-17-00-000-3720

**Zoned:** AR

**Violations:**

**1     Details:** Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited. More specifically: music being played to loud. Reference to PBSO case # 21105402.

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

**Issued:** 09/23/2021

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

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

**Issued:** 09/23/2021

**Status:** CLS

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

- 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: open storage including but not limited to palettes, windows, treadmill, wood, and spa.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 09/23/2021 **Status:** CLS
- 6 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
**Issued:** 09/23/2021 **Status:** CLS

**Agenda No.:** 006 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Sullivan, Richard; Sullivan, Linda **CEO:** Brian Burdett  
16233 71st Ln N, Loxahatchee, FL 33470-3400  
**Situs Address:** 16233 71st Ln N, Loxahatchee, FL 33470 **Case No:** C-2021-07120037  
**PCN:** 00-40-42-25-00-000-5780 **Zoned:** AR

- Violations:**
- 1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 07/16/2021 **Status:** MCEH
  - 2 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.  
**Code:** Unified Land Development Code - 6.D.1.A.4.a.2.a  
**Issued:** 07/16/2021 **Status:** MCEH
  - 5 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 07/16/2021 **Status:** MCEH
  - 6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/16/2021 **Status:** MCEH

cc: Beachside Law Office

**Agenda No.:** 007 **Complexity Level:** - **Status:** Active  
**Respondent:** WATSON, ROBBIE **CEO:** Brian Burdett  
6464 Dennis St, Loxahatchee, FL 33470-2161  
**Situs Address:** 6464 Dennis St, Loxahatchee, FL 33470 **Case No:** C-2021-08160023  
**PCN:** 00-40-42-32-00-000-7410 **Zoned:** AR

- Violations:**
- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence with gate has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 09/09/2021 **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, shipping container (storage structure) 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**  
**SEPTEMBER 20, 2023 9:00 AM**

<b>3</b>	<b>Issued:</b> 09/09/2021	<b>Status:</b> MCEH
	<b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically: Living in camper trailers on vacant lot.	
	<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.d	
	<b>Issued:</b> 09/09/2021	<b>Status:</b> MCEH
<b>4</b>	<b>Details:</b> Parking shall be prohibited on all vacant properties in residential districts. More specifically: trucks, trailers, shipping container on vacant lot.	
	<b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.3	
	<b>Issued:</b> 09/09/2021	<b>Status:</b> MCEH
<b>5</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fill has been erected or installed without a valid building permit.	
	<p>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 dumped on property.</p>	
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 PBC Amendments to FBC 7th Edition (2020) - 110.9	
	<b>Issued:</b> 09/09/2021	<b>Status:</b> CLS

cc: Watson, Robbie

<b>Agenda No.:</b> 008	<b>Complexity Level:</b> -	<b>Status:</b> Active																								
<b>Respondent:</b> Zeman, Amber; Zeman, Kyle W 12059 67th St N, West Palm Beach, FL 33412-2075		<b>CEO:</b> Brian Burdett																								
<b>Situs Address:</b> 12059 67th St N, West Palm Beach, FL 33412		<b>Case No.:</b> C-2020-07150048																								
<b>PCN:</b> 00-41-42-34-00-000-1480		<b>Zoned:</b> AR																								
<b>Violations:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;"><b>1</b></td> <td style="width: 75%;"><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. More specifically, pick-up truck cab in disrepair, wood, cages, and blue tarp.</td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 07/21/2020</td> <td><b>Status:</b> CLS</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>2</b></td> <td><b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a boat and trailer, two campers, improperly parked in the front yard. parked in front yard.</td> <td></td> </tr> <tr> <td></td> <td><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b</td> <td></td> </tr> <tr> <td></td> <td><b>Issued:</b> 07/21/2020</td> <td><b>Status:</b> CLS</td> </tr> <tr> <td style="text-align: center; vertical-align: top;"><b>3</b></td> <td colspan="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, a tarped roof shed structure has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td colspan="2"><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</td> </tr> </table>		<b>1</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, pick-up truck cab in disrepair, wood, cages, and blue tarp.			<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)			<b>Issued:</b> 07/21/2020	<b>Status:</b> CLS	<b>2</b>	<b>Details:</b> Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a boat and trailer, two campers, improperly parked in the front yard. parked in front yard.			<b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b			<b>Issued:</b> 07/21/2020	<b>Status:</b> CLS	<b>3</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a tarped roof shed structure has been erected or installed without a valid building permit.			<b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1	
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**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

<b>4</b>	<b>Issued:</b> 07/21/2020 <b>Status:</b> CLS <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, several 4x4 Wood Posts/ Structure around camper 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> 07/21/2020 <b>Status:</b> CLS
<b>5</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a white framed structure 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> 07/21/2020 <b>Status:</b> CLS
<b>6</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically chain link fencing with a gate 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> 07/21/2020 <b>Status:</b> MCEH

**Agenda No.:** 009                                      **Complexity Level:** 2                                      **Status:** Active  
**Respondent:** East Glade Holdings, Inc. n/k/a East Glade Holdings, LLC                                      **CEO:** Larry W Caraccio  
9255 SW 58th Ave, Miami, FL 33156  
**Situs Address:** 6896 Park Lane Rd, Lake Worth, FL 33449                                      **Case No.:** C-2017-08230021  
**PCN:** 00-41-45-01-00-000-7180                                      **Zoned:** AR

<b>Violations:</b>	<b>1</b> <b>Details:</b> Uses identified with an "A" are allowed in the zoning districts with a recommendation by the Zoning Commission, and approved by the BCC in accordance with Article 2.B, Public Hearing Process.  More specifically: A Landscape Service is being operated at the premises without required Zoning Approval. <b>Code:</b> Unified Land Development Code - 4.A.7.C.5 <b>Issued:</b> 11/06/2017 <b>Status:</b> MCEH
	<b>2</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  More specifically: Numerous structures have been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 6th Edition (2014) - 105.1 <b>Issued:</b> 11/06/2017 <b>Status:</b> MCEH

**cc:** East Glade Holdings, Inc  
Mark A. Perry, P.A.

<b>Agenda No.:</b> 010 <b>Complexity Level:</b> - <b>Status:</b> Active <b>Respondent:</b> Escamilla, L Virginia; Escamilla, Betty; Escamilla, M Vict <b>CEO:</b> Jose Feliciano 3231 Pinehurst Dr, Lake Worth, FL 33467-1417 <b>Situs Address:</b> 3231 Pinehurst Dr, Lake Worth, FL 33467 <b>Case No.:</b> C-2020-09180026 <b>PCN:</b> 00-42-44-21-01-000-2350 <b>Zoned:</b> RS
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**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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**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 trash, garbage, bottles, cans, clothing, construction debris.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 05/14/2021 **Status:** CLS

**cc:** Shad Arcade Inc  
 Shad Arcade Inc

**Agenda No.:** 013 **Complexity Level:** - **Status:** Active  
**Respondent:** White, Paul; Walker, Yolanda **CEO:** Elizabeth A Gonzalez  
 2618 NW 47th Ln, Fort Lauderdale, FL 33313-2620  
**Situs Address:** 13081 78th Pl, West Palm Beach, FL 33412 **Case No:** C-2021-12290028  
**PCN:** 00-41-42-28-00-000-1440 **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. Specifically, the site development and fill dirt appearing brought onto your property is in requirement of a valid permit in revision to quantity issued from Palm Beach County Building Department.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9  
**Issued:** 12/29/2021 **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. Specifically, 1 of 2 shipping \ freight containers has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/29/2021 **Status:** MCEH
  - 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, 2nd of 2 shipping \ freight containers has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 12/29/2021 **Status:** MCEH
  - 4** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)  
**Issued:** 12/29/2021 **Status:** CLS
  - 5** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 12/29/2021 **Status:** CLS



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 10/13/2020 **Status:** MCEH

cc: Luxury Property Care

**Agenda No.:** 016 **Complexity Level:** 3 **Status:** Active  
**Respondent:** ROBIN E SCHEINLER, AN UNMARRIED WIDOW, AS AN UNDIVIDED ONE-THIRD INTEREST, THOMAS C. YEOMAN A SINGLE MAN, AS TO AN UNDIVIDED ONE-THIRD INTEREST AND ROBIN E SCHEINLER AN CASSEDY SUMRALL, JR, AS CO-TRUSTEES OF THE SPECIAL NEEDS TRUST FOR JOHN T. YEOMAN, JR, UNDER THE BETTY JANE YEOMAN FAMILY TRUST DATED SEPTEMBER 1, 2000, AS TO AN UNDIVIDED ONE-THIRD INTEREST.  
4894 Lillian Ave, Palm Beach Gardens, FL 33418-6138 **CEO:** Nedssa Merise

**Situs Address:** 4894 Lillian Ave, Palm Beach Gardens, FL 33418 **Case No:** C-2022-05170003  
**PCN:** 00-42-42-24-01-000-0831 **Zoned:** RE

- 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.  
  
Park the boat in the side or rear yard and screen the boat 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:** 05/18/2022 **Status:** MCEH
  - 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 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.  
**Code:** Unified Land Development Code - 6.D.1.A.1.c  
**Issued:** 05/18/2022 **Status:** MCEH

cc: Code Enforcement  
Williams, Jarrett R

**Agenda No.:** 017 **Complexity Level:** - **Status:** Active  
**Respondent:** SAINTIMA, JACQUELINE **CEO:** Nedssa Merise  
242 Bilbao St, Royal Palm Beach, FL 33411-1344  
**Situs Address:** 5890 Caribbean Blvd, West Palm Beach, FL 33407 **Case No:** C-2022-06130013  
**PCN:** 00-42-43-01-05-018-0210 **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.  
  
Remove boat from the front setback or other area between the structure and street. Park boat in the side or rear yard.  
**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 06/15/2022 **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, addition/structure at the rear has been erected or installed without a valid building permit.  
  
Obtain required building permits for the addition/structure at the rear or remove the addition/structure at the rear.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/15/2022 **Status:** MCEH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
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- 3** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the boat in the side or rear yard and screen the boat 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:** 06/15/2022 **Status:** MCEH
- 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.
- 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.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 06/15/2022 **Status:** MCEH
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, small shed/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the small shed/structure or remove the small shed/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/15/2022 **Status:** MCEH
- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (wood & Chain-link) has been erected or installed without a valid building permit.
- Obtain required building permits for the fence (wood & Chain-link) or remove the fence (wood & Chain-link).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/15/2022 **Status:** MCEH

**Agenda No.:** 018 **Complexity Level:** - **Status:** Active  
**Respondent:** AFFORDABLE PAVERS GROUP CORP **CEO:** Nick N Navarro  
6800 NW 39 Ave, Lot 203, COCONUT CREEK, FL 33073  
**Situs Address:** 9063 SW 4th St, Boca Raton, FL 33433 **Case No.:** C-2022-02010009  
**PCN:** 00-42-47-29-03-030-0100 **Zoned:** RM

**Violations:**

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
>More specifically, a shed has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 02/01/2022 **Status:** MCEH
- 3** **Details:** Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3. More specifically, residential swimming pools shall have a barrier that completely surrounds and obstructs access to the swimming pool in accordance with the Florida Building Code, Residential.
- >> More specifically, the original pool barrier ( screen enclosure ) is gone. Obtain a new valid pool barrier permit .
- Code:** Florida Building Code, Residential as FBC-R - R4501.17  
**Issued:** 02/01/2022 **Status:** MCEH



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

**PCN:** 00-42-46-15-01-002-0030

**Zoned:** AR

**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, an accessory structure was build on the north east side of the property without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 08/02/2021 <span style="float: right;"><b>Status:</b> MCEH</span></p>   |
| <b>2</b> | <p><b>Details:</b> 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 # B2006-051704, historical permit B06050266 (add cabana/bath and shelter) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1<br/> <b>Issued:</b> 08/02/2021 <span style="float: right;"><b>Status:</b> SMO</span></p> |

cc: Mark A. Perry, Esq.

**Agenda No.:** 022

**Complexity Level:** -

**Status:** Active

**Respondent:** BENITEZ, JOSE M; BENITEZ, MARINA E; BENITEZ, ENCARNACION  
 9020 Talway Cir, Boynton Beach, FL 33472-2728

**CEO:** Paul Pickett

**Situs Address:** 4599 Gulfstream Rd, Lake Worth, FL 33461

**Case No:** C-2022-02250001

**PCN:** 00-43-44-30-01-077-0042

**Zoned:** RM

**Violations:**

- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> Operating, playing or using any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument, or similar device which generates excessive noise at the property line of inhabited residential land shall be prohibited. More specifically but not limited to, all excessive noise, excessive music, excessive sound coming from your property SHALL CEASE IMMEDIATELY.</p> <p><b>Code:</b> Unified Land Development Code - 5.E.4.B.1.c.<br/> <b>Issued:</b> 03/18/2022 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
| <b>2</b> | <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence, wooden fence, chain link fence, perimeter fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1<br/> <b>Issued:</b> 03/18/2022 <span style="float: right;"><b>Status:</b> MCEH</span></p> |
| <b>3</b> | <p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, all items of trash, debris, tarps, plywood and plywood pieces, auto parts, tires, tools, refrigerator/freezers, mechanic tools, inoperable vehicles, or the like.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)<br/> <b>Issued:</b> 03/18/2022 <span style="float: right;"><b>Status:</b> CLS</span></p>   |
| <b>4</b> | <p><b>Details:</b> 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, auto mechanic work, auto body repair work, auto body painting, or the like is considered a commercial use, and is prohibited in a residentially zoned area. Cease all commercial activity immediately.</p> <p><b>Code:</b> Unified Land Development Code - 4.A.7.C.6<br/> <b>Issued:</b> 03/18/2022 <span style="float: right;"><b>Status:</b> CLS</span></p>  |
| <b>5</b> | <p><b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, but not limited to, all vehicles must be licensed and registered. Please park vehicles on an improved surface or remove the vehicle(s).</p>   |

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

	<b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a Unified Land Development Code - 6.D.1.A.4.a.2.b	<b>Issued:</b> 03/18/2022	<b>Status:</b> CLS
<b>6</b>	<b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. More specifically, but not limited to, front window awnings are sagging and appear to be in disrepair. Please make the needed repairs to the awnings.		
	<b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a) Palm Beach County Property Maintenance Code - Section 14-33 (i)	<b>Issued:</b> 03/18/2022	<b>Status:</b> CLS
<b>7</b>	<b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, but not limited to, front screen porch enclosure is in a state of disrepair, please make the needed repairs.  Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, front screened porch enclosure has been erected or installed without a valid building permit, obtain required permit.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 Palm Beach County Property Maintenance Code - Section 14-33 (a)	<b>Issued:</b> 03/18/2022	<b>Status:</b> CLS
<b>8</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, two permitted pools have been demolished without the required permits.		
	<b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1	<b>Issued:</b> 03/18/2022	<b>Status:</b> MCEH

cc: Pbso

<b>Agenda No.:</b> 023	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> ELIGIO LLC 800 W CYPRESS CREEK Rd, Ste 270, FT. LAUDERDAL FL 33309		<b>CEO:</b> Paul Pickett
<b>Situs Address:</b> 1465 Stacy Rd, West Palm Beach, FL 33417		<b>Case No:</b> C-2021-03160063
<b>PCN:</b> 00-42-43-26-02-000-0282		<b>Zoned:</b> RH

<b>Violations:</b>		<b>1</b>	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 03/23/2021 <b>Status:</b> MCEH
		<b>2</b>	<b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, ACCESSORY STRUCTURE (WOOD FENCE) has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 03/23/2021 <b>Status:</b> MCEH
		<b>3</b>	<b>Details:</b> 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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c <b>Issued:</b> 03/23/2021 <b>Status:</b> CLS

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

<p><b>4</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, PLUMBING has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 03/23/2021</p> <p style="text-align: right;"><b>Status:</b> CLS</p>
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cc: Eligio Llc

<p><b>Agenda No.:</b> 024  <b>Respondent:</b> Louis, Sylvester          3614 Kitely Ave, Boynton Beach, FL 33436-3118  <b>Situs Address:</b> 3614 Kitely Ave, Boynton Beach, FL 33436  <b>PCN:</b> 00-43-45-19-03-014-0170</p>	<p><b>Complexity Level:</b> 1</p> <p><b>Status:</b> Active</p> <p><b>CEO:</b> Debbie N Plaud</p> <p><b>Case No:</b> C-2021-03120027</p> <p><b>Zoned:</b> RS</p>				
<p><b>Violations:</b></p>	<table border="1"> <tr> <td style="vertical-align: top;"> <p><b>2</b></p> </td> <td> <p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 05/16/2021</p> <p style="text-align: right;"><b>Status:</b> MCEH</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p><b>3</b></p> </td> <td> <p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 05/16/2021</p> <p style="text-align: right;"><b>Status:</b> MCEH</p> </td> </tr> </table>	<p><b>2</b></p>	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 05/16/2021</p> <p style="text-align: right;"><b>Status:</b> MCEH</p>	<p><b>3</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 05/16/2021</p> <p style="text-align: right;"><b>Status:</b> MCEH</p>
<p><b>2</b></p>	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p><b>Issued:</b> 05/16/2021</p> <p style="text-align: right;"><b>Status:</b> MCEH</p>				
<p><b>3</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p><b>Issued:</b> 05/16/2021</p> <p style="text-align: right;"><b>Status:</b> MCEH</p>				

<p><b>Agenda No.:</b> 025  <b>Respondent:</b> RICHARD ROAD APARTMENTS LLC          2677 Richard Rd, Lake Park, FL 33403-1454  <b>Situs Address:</b> 2677 Richard Rd, West Palm Beach, FL 33403  <b>PCN:</b> 00-43-42-17-04-000-0370</p>	<p><b>Complexity Level:</b> -</p> <p><b>Status:</b> Active</p> <p><b>CEO:</b> Ronald Ramos</p> <p><b>Case No:</b> C-2019-12260035</p> <p><b>Zoned:</b> RM</p>						
<p><b>Violations:</b></p>	<table border="1"> <tr> <td style="vertical-align: top;"> <p><b>1</b></p> </td> <td> <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.</p> <p>&gt;&gt;&gt;More specifically, electrical services have been erected or installed [to the permitted N/W storage building] without a valid building permit. Obtain required building permits for the electrical services or remove the electrical services.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p><b>Issued:</b> 02/18/2020</p> <p style="text-align: right;"><b>Status:</b> MCEH</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p><b>2</b></p> </td> <td> <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.</p> <p>&gt;&gt;&gt;More specifically, the N/E shed, with electrical service, has been erected or installed without a valid building permit. Obtain required building permits for the N/E shed, with electrical service or remove the N/E shed, with electrical service.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p><b>Issued:</b> 02/18/2020</p> <p style="text-align: right;"><b>Status:</b> MCEH</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p><b>3</b></p> </td> <td> <p><b>Details:</b> 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>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>&gt;&gt;&gt;More specifically, park the boat/trailers in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)b)          Unified Land Development Code - 6.A.1.D.19.b.5)c)</p> </td> </tr> </table>	<p><b>1</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, electrical services have been erected or installed [to the permitted N/W storage building] without a valid building permit. Obtain required building permits for the electrical services or remove the electrical services.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p><b>Issued:</b> 02/18/2020</p> <p style="text-align: right;"><b>Status:</b> MCEH</p>	<p><b>2</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, the N/E shed, with electrical service, has been erected or installed without a valid building permit. Obtain required building permits for the N/E shed, with electrical service or remove the N/E shed, with electrical service.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p><b>Issued:</b> 02/18/2020</p> <p style="text-align: right;"><b>Status:</b> MCEH</p>	<p><b>3</b></p>	<p><b>Details:</b> 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>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>&gt;&gt;&gt;More specifically, park the boat/trailers in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)b)          Unified Land Development Code - 6.A.1.D.19.b.5)c)</p>
<p><b>1</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, electrical services have been erected or installed [to the permitted N/W storage building] without a valid building permit. Obtain required building permits for the electrical services or remove the electrical services.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p><b>Issued:</b> 02/18/2020</p> <p style="text-align: right;"><b>Status:</b> MCEH</p>						
<p><b>2</b></p>	<p><b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p> <p>&gt;&gt;&gt;More specifically, the N/E shed, with electrical service, has been erected or installed without a valid building permit. Obtain required building permits for the N/E shed, with electrical service or remove the N/E shed, with electrical service.</p> <p><b>Code:</b> PBC Amendments to FBC 6th Edition (2017) - 105.1</p> <p><b>Issued:</b> 02/18/2020</p> <p style="text-align: right;"><b>Status:</b> MCEH</p>						
<p><b>3</b></p>	<p><b>Details:</b> 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>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>&gt;&gt;&gt;More specifically, park the boat/trailers in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p><b>Code:</b> Unified Land Development Code - 6.A.1.D.19.b.5)b)          Unified Land Development Code - 6.A.1.D.19.b.5)c)</p>						



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
SEPTEMBER 20, 2023 9:00 AM**

**Issued:** 02/18/2020

**Status:** MCEH

**Agenda No.:** 026                                 **Complexity Level:** -                         **Status:** Active  
**Respondent:** Derisier, Erette   **CEO:** David T Snell  
380 Monte Trl, West Palm Beach, FL 33415-2620  
**Situs Address:** 380 Monte Trl, West Palm Beach, FL 33415                         **Case No:** C-2022-01100021  
**PCN:** 00-42-44-02-18-001-0010   **Zoned:** RH

- 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.  
  
Specifically: A 6ft wooden privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/10/2022   **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. .  
  
Specifically: An Enclosure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 01/10/2022   **Status:** MCEH

**Agenda No.:** 027                                 **Complexity Level:** -                         **Status:** Active  
**Respondent:** Kenny, Eileen   **CEO:** David T Snell  
922 Arlington Dr, West Palm Beach, FL 33415-3520  
**Situs Address:** 922 Arlington Dr, West Palm Beach, FL 33415                         **Case No:** C-2022-04290023  
**PCN:** 00-42-44-02-03-000-0280   **Zoned:** RS

- Violations:**
- 1     Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  
  
Specifically: A 6ft wooden privacy fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/29/2022   **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.  
  
Specifically: A membrane canopy has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/29/2022   **Status:** MCEH

**Agenda No.:** 028                                 **Complexity Level:** -                         **Status:** Active  
**Respondent:** NUNEZ, ELIO   **CEO:** David T Snell  
4422 Palm Ave, West Palm Beach, FL 33406-4825  
**Situs Address:** 4422 Palm Ave, West Palm Beach, FL 33406                         **Case No:** C-2021-06010018  
**PCN:** 00-42-44-12-09-002-0050   **Zoned:** RM

- 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, allowing the property to be utilized as a camp ground, multi residential, junk yard, scrap lot or scrap material storage lot, mechanic lot, vehicle sales lot is prohibited without proper permits and approvals through Palm Beach County Zoning Division. Cease all prohibited uses immediately.  
  
**Code:** Unified Land Development Code - 4.A.7.C.6  
**Issued:** 06/08/2021   **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

- 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.  
 Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner.  
 Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing it in a garbage disposal facility or garbage or rubbish storage container. More specifically, but not limited to, all items of trash, litter, debris, cans, building materials, tools, appliances, tools, bricks, blocks, PVC Pipes, tires, pallets, furniture, mattresses and box springs, buckets, and all other items of refuse shall be removed and disposed of properly. The accumulation of the before mentioned poses as safety concern / Health Hazard to residents as well as first responders, and MUST be corrected. All vehicles shall be operable and currently registered.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
 Palm Beach County Property Maintenance Code - Section 14-35 (b)  
 Palm Beach County Property Maintenance Code - Section 14-35 (c)
- Issued:** 06/08/2021 **Status:** MCEH
- 4** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
- Code:** Unified Land Development Code - 6.D.1.A.1.d
- Issued:** 06/08/2021 **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, various wooden sheds / wooden structures has been erected or installed without a valid building permit. More specifically, various wooden sheds / wooden structures to also include all constructed overhangs, porches and extensions to structures has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 06/08/2021 **Status:** MCEH
- 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, various utility sheds / accessory structures has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 06/08/2021 **Status:** MCEH
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, various membrane structures, canopies and tarp structures has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 06/08/2021 **Status:** MCEH
- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Security Cameras has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued:** 06/08/2021 **Status:** MCEH
- 9** **Details:** Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:  
 Shall only be located in the Rural and Exurban Tiers and when not within a PUD.  
 More specifically: Domesticated livestock (i.e. Chickens / Roosters / Fowl) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers. The above-cited parcel is not within the Rural or Exurban Tier.
- Code:** Unified Land Development Code - 5.B.1.A.21.a
- Issued:** 06/08/2021 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

- 11 Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.  
All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. More specifically, but not limited to, all exterior walls and siding on the house shall be free of disrepair, decay or damage. Please repair the areas of disrepair, decay or damage.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
Palm Beach County Property Maintenance Code - Section 14-33 (f)  
Palm Beach County Property Maintenance Code - Section 14-33 (h)
- Issued:** 06/08/2021 **Status:** MCEH
- 12 Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically, but not limited to, all doors and windows shall be in good, safe working order. All shuttered / covered windows shall be uncovered. And windows in disrepair shall be repaired. If windows or doors are replaced, proper permits shall be obtained.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
- Issued:** 06/08/2021 **Status:** MCEH
- 13 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, various illegal and unpermitted septic tanks, sewage catchments / septic connections and plumbing connections has been erected or installed without a valid building permit.
- All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
- More specifically but not limited to, the numerous unpermitted septic connections, unpermitted septic tanks, unpermitted septic connections and discharges MUST have proper permits through the Health Department and Building Department, with proof of proper inspections and approvals and permits. All modifications shall be up to current codes and must operate in a sanitary manner. The illegal discharge and drainage of the grey water and sewage is highly hazardous and considered a Life Safety Violation. The illegal and unsafe sewage catchments must be removed and properly secured. The exposure to the raw and pooling sewage shall be abated immediately.
- The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Water supply to a residential structure shall not be obtained from another residential unit.
- All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
- Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
Palm Beach County Property Maintenance Code - Section 14-45 (d) (3)  
Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)  
Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
- Issued:** 06/08/2021 **Status:** MCEH
- 14 Details:** All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 116.1
- Issued:** 06/08/2021 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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- 15 Details:** All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. To include but not limited to, all structures deemed unsafe by the Building Official. Permits must be obtained for proper demolition of the unsafe / unpermitted structures. Inspections shall be permitted to verify compliance.. The extent of repairs shall be determined by the building official.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 116.1  
**Issued:** 06/08/2021 **Status:** MCEH
- 16 Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
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:** 06/08/2021 **Status:** MCEH
- 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, fences of various heights and materials has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/08/2021 **Status:** MCEH

cc: Pbso

**Agenda No.:** 029 **Complexity Level:-** **Status:** Active  
**Respondent:** NUNEZ, ELIO **CEO:** David T Snell  
4422 Palm Ave, West Palm Beach, FL 33406-4825  
**Situs Address:** 4422 Palm Ave, West Palm Beach, FL 33406 **Case No:** C-2021-06030005  
**PCN:** 00-42-44-12-09-002-0050 **Zoned:** RM

- Violations:**
- 1 Details:** All exterior premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior premises which such occupant occupies or controls in a clean and sanitary condition.  
All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. More specifically but not limited to, the numerous unpermitted septic connections, unpermitted septic tanks, unpermitted septic connections and discharges MUST have proper permits through the Health Department and Building Department, with proof of proper inspections and approvals and permits. All modifications shall be up to current codes and must operate in a sanitary manner. The illegal discharge and drainage of the grey water and sewage is highly hazardous and considered a Life Safety Violation. The illegal and unsafe sewage catchments must be removed and properly secured. The exposure to the raw and pooling sewage shall be abated immediately.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (a)  
Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)  
**Issued:** 06/08/2021 **Status:** MCEH
- 2 Details:** 1. SECTION 105  
PERMITS  
[A] 105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/08/2021 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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- 3**     **Details:** 2. SECTION 110  
          INSPECTIONS  
          [A] 110.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
- Code:** National Electric Code - SEC. 110 INSPECTIONS: (A) 110.0 GENERAL  
          **Issued:** 06/08/2021   **Status:** MCEH
- 4**     **Details:** . [A] 110.3 Required inspections. The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.  
          Electrical  
          1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.  
          2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing is in place and prior to the installation of wall or ceiling membranes.  
          3. Final inspection. To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy
- Code:** National Electric Code - 110.3 (A) REQUIRED INSPECTIONS  
          **Issued:** 06/08/2021   **Status:** MCEH
- 5**     **Details:** . SECTION 112  
          SERVICE UTILITIES  
          [A] 112.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.
- Code:** National Electric Code - SECTION 112 SERVICE UTILITIES (A) 112.1  
          **Issued:** 06/08/2021   **Status:** MCEH
- 6**     **Details:** [A] 112.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.
- Code:** National Electric Code - (A) 112.3 AUTHORITY TO DISCONNECT  
          **Issued:** 06/08/2021   **Status:** MCEH
- 7**     **Details:** 2017 NEC 90.1 Purpose.  
          (A) Practical Safeguarding. The purpose of this Code is the practical safeguarding of persons and property from hazards arising from the use of electricity. This Code is not intended as a design specification or an instruction manual for untrained persons.
- Code:** National Electric Code - 2017 NEC 90.1 PURPOSE  
          **Issued:** 06/08/2021   **Status:** CLS



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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- 12 Details:** . 2017 NEC 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. Ground-fault circuit-interrupter protection for personnel shall be provided as required in 210.8(A) through (E). The ground-fault circuit interrupter shall be installed in a readily accessible location.  
Informational Note No. 1: See 215.9 for ground-fault circuit interrupter protection for personnel on feeders.  
Informational Note No. 2: See 422.5(A) for GFCI requirements for appliances.  
For the purposes of this section, when determining distance from receptacles the distance shall be measured as the shortest path the cord of an appliance connected to the receptacle would follow without piercing a floor, wall, ceiling, or fixed barrier, or passing through a door, doorway, or window.  
(A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(A)(1) through (10) shall have ground-fault circuit interrupter protection for personnel.  
(1) Bathrooms  
(2) Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use  
(3) Outdoors  
Exception to (3): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.  
(4) Crawl spaces  $\zeta$  at or below grade level  
(5) Unfinished portions or areas of the basement not intended as habitable rooms  
Exception to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground fault circuit-interrupter protection.  
Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.  
Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).  
(6) Kitchens  $\zeta$  where the receptacles are installed to serve the countertop surfaces  
(7) Sinks  $\zeta$  where receptacles are installed within 1.8 m (6 ft.) from the top inside edge of the bowl of the sink  
(8) Boathouses  
(9) Bathtubs or shower stalls  $\zeta$  where receptacles are installed within 1.8 m (6 ft.) of the outside edge of the bathtub or shower stall  
(10) Laundry areas

**Code:** National Electric Code - 2017 NEC 210.8 GROUND-FAULT CIRCUIT  
**Issued:** 06/08/2021 **Status:** MCEH

- 13 Details:** 2017 NEC 314.1 Scope. This article covers the installation and use of all boxes and conduit bodies used as outlet, device, junction, or pull boxes, depending on their use, and hand hole enclosures. Cast metal, sheet metal, nonmetallic, and other boxes such as FS, FD, and larger boxes are not classified as conduit bodies. This article also includes installation requirements for fittings used to join raceways and to connect raceways and cables to boxes and conduit bodies.

**Code:** National Electric Code - 2017 NEC 314.1 SCOPE  
**Issued:** 06/08/2021 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

- 14 Details:** 2017 NEC  
ARTICLE 400 ¿ FLEXIBLE CORDS AND FLEXIBLE CABLES  
400.12 Uses Not Permitted. Unless specifically permitted in 400.10, flexible cables, flexible cord sets, and power supply cords shall not be used for the following:  
(1) As a substitute for the fixed wiring of a structure  
(2) Where run through holes in walls, structural ceilings, suspended ceilings, dropped ceilings, or floors  
(3) Where run through doorways, windows, or similar openings  
(4) Where attached to building surfaces  
Exception to (4): Flexible cord and flexible cable shall be permitted to be attached to building surfaces in accordance with 368.56(B) .  
(5) Where concealed by walls, floors, or ceilings or located above suspended or dropped ceilings  
**Code:** National Electric Code - 2017 NEC ARTICLE 400 CORDS & CABLES  
**Issued:** 06/08/2021 **Status:** MCEH
- 15 Details:** 2017 NEC ARTICLE 404 ¿ SWITCHES  
404.3 Enclosure.  
(A) General. Switches and circuit breakers shall be of the externally operable type mounted in an enclosure listed for the intended use. The minimum wire-bending space at terminals and minimum gutter space provided in switch enclosures shall be as required in 312.6  
**Code:** National Electric Code - 2017 NEC ARTICLE 404 SWITCHES  
**Issued:** 06/08/2021 **Status:** MCEH
- 16 Details:** 2017 NEC ARTICLE 404  
404.4 Damp or Wet Locations.  
(A) Surface-Mounted Switch or Circuit Breaker. A surface mounted switch or circuit breaker shall be enclosed in a weatherproof enclosure or cabinet that complies with 312.2.  
**Code:** National Electric Code - 2017 NEC ARTICLE 404.4 DAMP OR WET  
**Issued:** 06/08/2021 **Status:** MCEH
- 17 Details:** 2017 NEC ARTICLE 406 ¿ RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS (CAPS)  
406.5 Receptacle Mounting. Receptacles shall be mounted in identified boxes or assemblies. The boxes or assemblies shall be securely fastened in place unless otherwise permitted elsewhere in this Code. Screws used for the purpose of attaching receptacles to a box shall be of the type provided with a listed receptacle, or shall be machine screws having 32 threads per inch or part of listed assemblies or systems, in accordance with the manufacturer's instructions.  
(3) Ground-Fault Circuit Interrupters. Ground-fault circuit interrupter protected receptacles shall be provided where replacements are made at receptacle outlets that are required to be so protected elsewhere in this Code.  
**Code:** National Electric Code - 2017 NEC ARTICLE 406 section 406.5  
**Issued:** 06/08/2021 **Status:** MCEH
- 18 Details:** All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 116.1  
**Issued:** 06/08/2021 **Status:** MCEH

cc: Pbs0

**Agenda No.:** 030

**Complexity Level:** 2

**Status:** Active

**Respondent:** Castillo, Jose G

**CEO:** Charles Zahn

4961 Dillion St, Lake Worth, FL 33463-3409

**Situs Address:** 4961 Dillion St, Lake Worth, FL 33463

**Case No.:** C-2020-12020007

**PCN:** 00-42-44-24-09-000-0450

**Zoned:** RM



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
SEPTEMBER 20, 2023 9:00 AM**

**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. Specifically, open storage is prohibited of 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:** 12/04/2020 **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. Specifically, trailer parked in a required front setback or other area between the structure and the street

**Code:** Unified Land Development Code - 6.D.1.A.1.b  
**Issued:** 12/04/2020 **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. The final inspection shall be made after all work required by the building permit is completed. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, additional rooms for living space and aluminum screened porch/carport have been constructed on the single family dwelling with out a Palm Beach County Building permit, no inspections have been made or a Certificate of Occupancy issued.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
PBC Amendments to FBC 6th Edition (2017) - 110.3.10  
PBC Amendments to FBC 6th Edition (2017) - 111.1  
**Issued:** 12/04/2020 **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, fence has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/04/2020 **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, shed(s) has been erected or installed without a valid building permit.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 12/04/2020 **Status:** CLS

**Agenda No.:** 031 **Complexity Level:** 3 **Status:** Active  
**Respondent:** PALM BEACH PLANTATION HOMEOWNERS **CEO:** Charles Zahn  
ASSOCIATION, INC  
1 W Las Olas Blvd, Ste 500, Fort Lauderdale, FL 33301

**Situs Address:** 9753 Pioneer Rd, West Palm Beach, FL 33411 **Case No:** C-2018-07100009  
**PCN:** 00-42-44-05-06-012-0000 **Zoned:** PUD

**Violations:**

- 1     Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, site plan for Diamond C Ranch PUD pod C petition number 97-121, project number 0786-006 and plat 173-179 as recorded show 50 foot access easement from parcel 214 Westwood Cir E, West Palm Beach FL 33411 Property Control Number: 00-42-43-27-05-010-0031 to Plantation Estates Drive.

**Code:** Unified Land Development Code - 2.A.6.B.4  
**Issued:** 09/06/2018 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
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**2** **Details:** Maintenance and use covenants, as required by Art. 5.F.1, Maintenance and use Documents, shall be submitted with the Final Plat and approved by the County Attorney prior to recordation of the Final Plat. All areas of the plat that are not to be sold as individual lots and all easement shall be dedicated or reserved in accordance with the terms of the maintenance and use covenants, and their purposes shall be clearly stated on the plat. Specifically, Land Scape Buffer Easements are not maintained per Plat 173-179.  
**Code:** Unified Land Development Code - 11.D.12  
**Issued:** 09/06/2018 **Status:** MCEH

**cc:** Government Law Group  
Palm Beach Plantation Homeowners Association, Inc

**Agenda No.:** 032 **Complexity Level:** - **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC **CEO:** Dennis A Hamburger  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4571 Barclay Cres, Lake Worth, FL 33463 **Case No:** C-2018-11140013  
**PCN:** 00-42-44-36-27-000-0094 **Zoned:** RM  
**Violations:**

**1** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
More specifically broken windows, roof in disrepair etc.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/16/2018 **Status:** CLS

**2** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/16/2018 **Status:** CLS

**cc:** Villas Of Town & Country, Llc

**Agenda No.:** 033 **Complexity Level:** - **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC **CEO:** Dennis A Hamburger  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4569 Barclay Cres, Lake Worth, FL 33463 **Case No:** C-2018-11190004  
**PCN:** 00-42-44-36-27-000-0091 **Zoned:** RM  
**Violations:**

**1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
  
More specifically wood, buckets, barrels etc.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/19/2018 **Status:** CLS

**2** **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.  
  
More specifically board on windows and blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m)  
**Issued:** 11/19/2018 **Status:** CLS

**3** **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)  
**Issued:** 11/19/2018 **Status:** CLS

**4** **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:** 11/19/2018 **Status:** CLS

**5** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/19/2018 **Status:** CLS

**cc:** Villas Of Town & Country, Llc  
Villas Of Town & Country, Llc

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

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**Agenda No.:** 034                                 **Complexity Level:** -                     **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC                                 **CEO:** Dennis A Hamburger  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4552 Barclay Cres, Lake Worth, FL 33463                                 **Case No.:** C-2018-11200009  
**PCN:** 00-42-44-36-27-000-0042                                 **Zoned:** RM

- Violations:**
- |          |  |
|----------|--|
| <b>1</b> | <p><b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.</p> <p style="text-align: center;">More specifically blue tarp on roof.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)<br/> <b>Issued:</b> 11/20/2018                                 <b>Status:</b> MCEH</p>  |
| <b>2</b> | <p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)<br/> <b>Issued:</b> 11/20/2018                                 <b>Status:</b> MCEH</p> |

**cc:** Villas Of Town & Country, Llc

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**Agenda No.:** 035                                 **Complexity Level:** -                     **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC                                 **CEO:** Dennis A Hamburger  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4550 Barclay Cres, Lake Worth, FL 33463                                 **Case No.:** C-2018-11210002  
**PCN:** 00-42-44-36-27-000-0043                                 **Zoned:** RM

- Violations:**
- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, blue tarp on roof.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)<br/> <b>Issued:</b> 11/21/2018                                 <b>Status:</b> MCEH</p>   |
| <b>2</b> | <p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on roof.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)<br/> <b>Issued:</b> 11/21/2018                                 <b>Status:</b> MCEH</p> |

**cc:** Villas Of Town & Country, Llc

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**Agenda No.:** 036                                 **Complexity Level:** -                     **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC                                 **CEO:** Dennis A Hamburger  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4579 Barclay Cres, Lake Worth, FL 33463                                 **Case No.:** C-2018-11210014  
**PCN:** 00-42-44-36-27-000-0104                                 **Zoned:** RM

- Violations:**
- |          |   |
|----------|---|
| <b>1</b> | <p><b>Details:</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically, blue tarp on roof.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)<br/> <b>Issued:</b> 11/21/2018                                 <b>Status:</b> MCEH</p>   |
| <b>2</b> | <p><b>Details:</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on roof.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g)<br/> <b>Issued:</b> 11/21/2018                                 <b>Status:</b> MCEH</p> |

**cc:** Villas Of Town & Country, Llc

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**Agenda No.:** 037                                 **Complexity Level:** -                     **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC                                 **CEO:** Dennis A Hamburger  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

**Situs Address:** 4559 Barclay Cres, Lake Worth, FL 33463  
**PCN:** 00-42-44-36-27-000-0081

**Case No:** C-2018-11260007  
**Zoned:** RM

**Violations:**

- 1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically blue tarp on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/26/2018 **Status:** MCEH
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/26/2018 **Status:** MCEH
- 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, awning has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 11/26/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 038

**Complexity Level:** -

**Status:** Active

**Respondent:** VILLAS OF TOWN & COUNTRY, LLC  
 7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**CEO:** Dennis A Hamburger

**Situs Address:** 4561 Barclay Cres, Lake Worth, FL 33463  
**PCN:** 00-42-44-36-27-000-0084

**Case No:** C-2018-11260009  
**Zoned:** RM

**Violations:**

- 1 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. MORE SPECIFICALLY BLUE TARP ON ROOF.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/26/2018 **Status:** MCEH
- 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/26/2018 **Status:** MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 039

**Complexity Level:** -

**Status:** Active

**Respondent:** Villas Of Town & Country Llc  
 7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**CEO:** Timothy M Madu

**Situs Address:** 4541 Barclay Cres, Lake Worth, FL 33463  
**PCN:** 00-42-44-36-27-000-0062

**Case No:** C-2019-06060019  
**Zoned:** RM

**Violations:**

- 1 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
  
 MORE SPECIFICALLY BLUE TARPS ON ROOF.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 06/06/2019 **Status:** MCEH
- 2 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
  
 More specifically blue tarps on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 06/06/2019 **Status:** MCEH

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

cc: Villas Of Town & Country Llc

**Agenda No.:** 040   **Complexity Level:** -   **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC   **CEO:** Timothy M Madu  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4525 Barclay Cres, Lake Worth, FL 33463   **Case No:** C-2019-05080013  
**PCN:** 00-42-44-36-27-000-0074   **Zoned:** RM

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

More specifically blue tarps on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 05/08/2019   **Status:** MCEH
  - 2**    **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

More specifically blue tarps on roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 05/08/2019   **Status:** MCEH

cc: Friedman, Bradley  
Friedman, Green & Hodges, PLLc  
Villas Of Town & Country, Llc  
Villas Of Town & Country, Llc

**Agenda No.:** 041   **Complexity Level:** -   **Status:** Active  
**Respondent:** RUSSO, PETER CHARLES III; RUSSO, KELLY LYN   **CEO:** Nedssa Merise  
1624 Pleasant Dr, North Palm Beach, FL 33408-2646  
**Situs Address:** 1624 Pleasant Dr, North Palm Beach, FL 33408   **Case No:** C-2022-03240009  
**PCN:** 00-43-41-32-07-000-1380   **Zoned:** RH

- Violations:**
- 5**    **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive/Enclosure patio porch permit #B-2015-008802-000 has become inactive or expired.

Inactive/Enclosure patio porch permit #B-2015-008802-000 has expired. Obtain a new permit or re-activate  
Inactive/Enclosure patio porch permit #B-2015-008802-000.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 03/28/2022   **Status:** MCEH
  - 6**    **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive/General Electrical permit #E-2015-008802-001 has become inactive or expired.

Inactive/General Electrical permit #E-2015-008802-001 has expired. Obtain a new permit or re-activate  
Inactive/General Electrical permit #E-2015-008802-001.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
**Issued:** 03/28/2022   **Status:** MCEH

**Agenda No.:** 042   **Complexity Level:** -   **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC   **CEO:** Debbie N Plaud  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4549 Barclay Cres, Lake Worth, FL 33463   **Case No:** C-2018-12060013

**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

**PCN:** 00-42-44-36-27-000-0054

**Zoned:** RM

**Violations:**

- 2** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- More specifically blue tarp on the roof.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 12/06/2018 **Status:** MCEH
- 3** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- More specifically blue tarp on the roof.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 12/06/2018 **Status:** MCEH

**cc:** Villas Of Town & Country, Llc

**Agenda No.:** 043

**Complexity Level:** -

**Status:** Active

**Respondent:** VILLAS OF TOWN & COUNTRY, LLC

**CEO:** Debbie N Plaud

7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**Situs Address:** 4516 Barclay Cres, Lake Worth, FL 33463

**Case No:** C-2018-12070001

**PCN:** 00-42-44-36-27-000-0012

**Zoned:** RM

**Violations:**

- 1** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- MORE SPECIFICALLY BLUE TARP ON ROOF.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 12/07/2018 **Status:** MCEH
- 2** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- MORE SPECIFICALLY BLUE TARP ON ROOF.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 12/07/2018 **Status:** MCEH

**cc:** Villas Of Town & Country, Llc  
Villas Of Town & Country, Llc

**Agenda No.:** 044

**Complexity Level:** -

**Status:** Active

**Respondent:** VILLAS OF TOWN & COUNTRY, LLC

**CEO:** Debbie N Plaud

7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**Situs Address:** 4551 Barclay Cres, Lake Worth, FL 33463

**Case No:** C-2018-12110006

**PCN:** 00-42-44-36-27-000-0053

**Zoned:** RM

**Violations:**

- 1** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- More specifically blue tarp on roof.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 12/11/2018 **Status:** MCEH
- 2** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- More specifically blue tarp on roof.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 12/11/2018 **Status:** MCEH

**cc:** Villas Of Town & Country, Llc



**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

**Agenda No.:** 048                                 **Complexity Level: -**                                 **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC                                 **CEO:** Debbie N Plaud  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4536 Barclay Cres, Lake Worth, FL 33463                                 **Case No:** C-2018-12170002  
**PCN:** 00-42-44-36-27-000-0034                                 **Zoned:** RM

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

More specifically, permit # M-2001-025075-0000- (Air Conditioning/Heater Change Out) has become inactive or expired.

**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.4.1  
**Issued:** 12/17/2018                                 **Status:** CLS
  - 2     Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

More specifically blue tarps on roof.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 12/17/2018                                 **Status:** MCEH
  - 3     Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

More specifically blue tarp on roof.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 12/17/2018                                 **Status:** MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 049                                 **Complexity Level: -**                                 **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC                                 **CEO:** RI Thomas  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4581 Barclay Cres, Lake Worth, FL 33463                                 **Case No:** C-2018-11270008  
**PCN:** 00-42-44-36-27-000-0103                                 **Zoned:** RM

- Violations:**
- 1     Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically blue tarp on roof.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/27/2018                                 **Status:** MCEH
  - 2     Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically blue tarp on roof.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 11/27/2018                                 **Status:** MCEH

cc: Villas Of Town & Country, Llc

**Agenda No.:** 050                                 **Complexity Level: -**                                 **Status:** Active  
**Respondent:** VILLAS OF TOWN & COUNTRY, LLC                                 **CEO:** RI Thomas  
7270 NW 12th St, Ste 380, Miami, FL 33126-1900  
**Situs Address:** 4546 Barclay Cres, Lake Worth, FL 33463                                 **Case No:** C-2018-11270016  
**PCN:** 00-42-44-36-27-000-0041                                 **Zoned:** RM

- Violations:**
- 1     Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically blue tarp on the roof.

**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 11/27/2018                                 **Status:** MCEH





**CODE ENFORCEMENT**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**SEPTEMBER 20, 2023 9:00 AM**

**Situs Address:** 4523 Barclay Cres, Lake Worth, FL 33463  
**PCN:** 00-42-44-36-27-000-0071

**Case No:** C-2018-12030012  
**Zoned:** RM

**Violations:**

- 1** **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.  
More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (a)  
**Issued:** 12/03/2018 **Status:** MCEH
  
- 2** **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.  
  
More specifically blue tarp on the roof.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-33 (g)  
**Issued:** 12/03/2018 **Status:** MCEH

**cc:** Villas Of Town & Country, Llc  
Villas Of Town & Country, Llc

**Agenda No.:** 054

**Complexity Level:** -

**Status:** Active

**Respondent:** Villas Of Town & Country Llc

**CEO:** Timothy M Madu

7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**Situs Address:** 4521 Barclay Cres, Lake Worth, FL 33463

**Case No:** C-2019-07160025

**PCN:** 00-42-44-36-27-019-0000

**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, wood fence has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1  
**Issued:** 07/16/2019 **Status:** MCEH
  
- 2** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.  
  
More specifically wood fence in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)  
**Issued:** 07/16/2019 **Status:** MCEH

**cc:** Villas Of Town & Country Llc

**Agenda No.:** 055

**Complexity Level:** -

**Status:** Active

**Respondent:** VILLAS OF TOWN & COUNTRY, LLC

**CEO:** Debbie N Plaud

7270 NW 12th St, Ste 380, Miami, FL 33126-1900

**Situs Address:** 4521 Barclay Cres, Lake Worth, FL 33463

**Case No:** C-2018-11200011

**PCN:** 00-42-44-36-27-019-0000

**Zoned:** RM

**Violations:**

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.  
  
More specifically, vegetative debris, garbage, inoperable vehicles and wood in public view.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/20/2018 **Status:** MCEH
  
- 3** **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.  
  
More specifically driveways/parking lots/ roadways in disrepair.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (b)  
**Issued:** 11/20/2018 **Status:** MCEH

**cc:** Villas Of Town & Country, Llc  
Villas Of Town & Country, Llc

**ADJOURNMENT:**

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
SEPTEMBER 20, 2023 9:00 AM**

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