

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JULY 17, 2024 9:00 AM

3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, the wood fence permit # B-2020-006639-0000 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 12/14/2021 **Status:** MCEH

Agenda No.: 003 **Complexity Level: -** **Status:** Active
Respondent: Resendiz, Santiago **CEO:** Maggie Bernal
 2119 E Carrol Cir, West Palm Beach, FL 33415-7311

Situs Address: 2119 E Carol Cir, West Palm Beach, FL 33415 **Case No:** C-2020-10130016
PCN: 00-42-44-13-10-000-0360 **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: Roofed structure attached to house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 10/15/2020 **Status:** MCEH

Agenda No.: 004 **Complexity Level: -** **Status:** Active
Respondent: Eli, George R **CEO:** Steve G Bisch
 20791 Cabrillo Way, Boca Raton, FL 33428-1201

Situs Address: 20791 Cabrillo Way, Boca Raton, FL 33428 **Case No:** C-2022-06210059
PCN: 00-41-47-13-08-000-1510 **Zoned:** RTS

Violations: **1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an in ground pool is being erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/23/2022 **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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/23/2022 **Status:** MCEH

Agenda No.: 005 **Complexity Level: -** **Status:** Active
Respondent: Augustin, Gerald; Augustin, Claire **CEO:** Brian Burdett
 9655 Grapeview Blvd, West Palm Beach, FL 33412-2531

Situs Address: 9655 Grapeview Blvd, West Palm Beach, FL 33412 **Case No:** C-2021-05040017
PCN: 00-41-42-17-00-000-3730 **Zoned:** AR

Violations: **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed/ structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/17/2021 **Status:** MCEH

Agenda No.: 006 **Complexity Level: -** **Status:** Active
Respondent: Barada, Luis A; Vargas, Maria D **CEO:** Brian Burdett

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16332 94th St N, Loxahatchee, FL 33470-2736

Situs Address: 16332 94th St N, Loxahatchee, FL 33470

Case No: C-2020-09210071

PCN: 00-40-42-13-00-000-5090

Zoned: AR

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to tarp and wagon.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/02/2020 **Status:** MCEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, several shed/ structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 10/02/2020 **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, fence/ structure metal gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 10/02/2020 **Status:** MCEH

Agenda No.: 007

Complexity Level: -

Status: Active

Respondent: RANDOLPH, ALEX

CEO: Frank A Davis

1370 S Military Trl, West Palm Beach, FL 33415-4687

Situs Address: 4453 Edward Rd, West Palm Beach, FL 33406

Case No: C-2020-12280044

PCN: 00-42-44-12-06-000-0013

Zoned: UI

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, 6' Alumn. Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/28/2020 **Status:** MCEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, New Roof addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/28/2020 **Status:** MCEH

cc: Bruce W. Parrish, Jr. P.A.
Randolph, Alex

Agenda No.: 008

Complexity Level: 1

Status: Postponed

Respondent: Rodriguez, Erik

CEO: Jose Feliciano

16744 E Prestwich Dr, Loxahatchee, FL 33470-4059

Situs Address: 4636 Mathis St, Lake Worth, FL 33461

Case No: C-2022-09120002

PCN: 00-43-44-30-06-000-0021

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, rigid roofed porch structure has been erected or installed without a valid building permit at side yard of rear Apartment #4636.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

CODE ENFORCEMENT
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	Issued: 09/16/2022		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, wooden roofed porch structure has been erected or installed without a valid building permit at the side yard of front Apartment # 4638.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
	Issued: 09/16/2022		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, wooden and metal fences has been erected or installed without a valid building permit.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
	Issued: 09/16/2022		Status: CLS

Agenda No.: 009	Complexity Level: -	Status: Active
Respondent: GAZA, Jonathan; GAZA, Kristine		CEO: Ozmer M Kosal
	16210 Jupiter Farms Rd, Jupiter, FL 33478-6306	
Situs Address: 16210 Jupiter Farms Rd, Jupiter, FL 33478		Case No: C-2022-03070053
PCN: 00-42-41-07-00-000-7050		Zoned: AR

Violations:

5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory building appearing to be a shed with the glass entrance door has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
	Issued: 03/09/2022		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, the accessory building appearing to be a spherical structure has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
	Issued: 03/09/2022		Status: MCEH

Agenda No.: 010	Complexity Level: -	Status: Active
Respondent: Taylor, Robert Phillip III		CEO: Joanna Mirodias
	16471 Mellen Ln, Jupiter, FL 33478-6540	
Situs Address: 16471 Mellen Ln, Jupiter, FL 33478		Case No: C-2021-04130010
PCN: 00-41-41-10-00-000-7210		Zoned: AR

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Violations:

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

- a. The barrier must be at least four (4) feet high on the outside.
- b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
- c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide direct access from the home to the swimming pool.
- d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/04/2021 **Status:** MCEH

Agenda No.: 011

Complexity Level: -

Status: Active

Respondent: Shwartzter, Emanuel; Shwartzter, Meital
10951 Bal Harbor Dr, Boca Raton, FL 33498-4546

CEO: Steve R Newell

Situs Address: 10951 Bal Harbor Dr, Boca Raton, FL 33498

Case No: C-2022-03100011

PCN: 00-41-47-11-05-011-0080

Zoned: RTS

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, brick paver circular driveway was installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/11/2022 **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, the swimming pool screen enclosure has been modified (enlarged) from the original condition without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/11/2022 **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, an addition has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/11/2022 **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, outside electrical outlets have been erected or installed by the palm trees without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/11/2022 **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, electrical change of service was added to the addition without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/11/2022 **Status:** MCEH

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Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, columns with lighting has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/26/2022 **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, PVC fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/26/2022 **Status:** MCEH

- 4 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, curbing, gravel and cement mailbox has been erected or installed without a valid building/ Right-of-way permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 05/26/2022 **Status:** MCEH

cc: Lormejuste, Joukine
Lormejuste, Ysena T

Agenda No.: 014 **Complexity Level:** - **Status:** Active
Respondent: Die, Kalince; Die, Flore **CEO:** Patrick L Prentice
22331 Solitude Dr, Boca Raton, FL 33428-3717
Situs Address: 22482 SW 56th Ave, Boca Raton, FL 33433 **Case No:** C-2022-02250009
PCN: 00-42-47-29-03-031-0050 **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 concrete driveway extension (north of the original driveway) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/25/2022 **Status:** MCEH

cc: Die, Kalince

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: Hoffman, Peter **CEO:** Patrick L Prentice
18 Willowbrook, Unit 206, Delray Beach, FL 33446-1634
Situs Address: 18 Willowbrook Ln, 206, Delray Beach, FL 33446 **Case No:** C-2020-03300013
PCN: 00-42-46-15-06-018-2060 **Zoned:** RH

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior repairs/renovations i.e. structural, plumbing, electric has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/30/2020 **Status:** MCEH

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JULY 17, 2024 9:00 AM

2	Issued: 03/16/2021	Status: MCEH
	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.	
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	
	Issued: 03/16/2021	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. More specifically, parking lot has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 03/16/2021	Status: MCEH
4	Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, fill added to the parcel for the purpose of construction a commercial parking lot.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 110.9	
	Issued: 03/16/2021	Status: MCEH

Agenda No.: 018	Complexity Level: -	Status: Removed
Respondent: Martinez, Youre; Sosa, Julia Martinez 12437 54th St N, Royal Palm Beach, FL 33411-8511		CEO: Jen L Batchelor
Situs Address: 12437 54th St N, West Palm Beach, FL		Case No.: C-2023-07270009
PCN: 00-41-43-03-00-000-6040		Zoned: AR
Violations:	1	Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, but not limited to, semi trucks and trailers, dump trucks, and commercial trailers. Code: Unified Land Development Code - 6.A.1.B.2.a Issued: 08/09/2023 Status: MCEH
	2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, wood pallets and pavers in piles on the property. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/09/2023 Status: SIT
	3	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, a Contractor Storage Yard is prohibited in the AR Zoning District Pursuant to Table 4.B.5.A Industrial Use Matrix.. Code: Unified Land Development Code - 4.A.7.C.6 Unified Land Development Code - 4.B.5.A Industrial Use Matrix Issued: 08/09/2023 Status: SIT

cc: Martinez, Youre
Sosa, Julia Martinez

CODE ENFORCEMENT
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JULY 17, 2024 9:00 AM

Situs Address: 5220 Cannon Way, West Palm Beach, FL 33415 **Case No:** C-2021-05180073
PCN: 00-42-44-02-19-005-0060 **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: An Aluminum Awning has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/20/2021 **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 Brick Paver Drive Way has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/20/2021 **Status:** MCEH

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: ANDOVER F CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
139 Andover F, West Palm Beach, FL 33417

Situs Address: Andover F, West Palm Beach, FL 33417 **Case No:** C-2022-05270008
PCN: **Zoned:** RH

- Violations:**
- 1** **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the stairs, railings, spindles, front and rear decks and supporting attachments.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 05/27/2022 **Status:** MCEH

cc: Andover F C/O Seacrest Services Inc

Agenda No.: 031 **Complexity Level:** - **Status:** Active
Respondent: 8091 PALM BEACH GARDENS PLAZA LLC **CEO:** Ronald Ramos
531 N Ocean Blvd, Apt 201, Pompano Beach, FL 33062
Situs Address: 8091 N Military Trl, Palm Beach Gardens, FL 33410 **Case No:** C-2022-02010027
PCN: 00-42-42-24-01-000-0882 **Zoned:** CG

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

>>>More specifically, permit # (B-2018-032367-0000 = Interior Improvement) has become inactive or expired. Obtain a new permit or re-activate permit # (B-2018-032367-0000 = Interior Improvement).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 02/04/2022 **Status:** MCEH

cc: Code Enforcement

Agenda No.: 032 **Complexity Level:** - **Status:** Active
Respondent: Antonio T. Ribeiro. as Trustee of The Antonio T. Ribeiro **CEO:** Jen L Batchelor
Revocable Trust dated September 10, 2010
7169 120th Ave N, West Palm Beach, FL 33412-1465
Situs Address: 11066 57th Rd N, West Palm Beach, FL 33411 **Case No:** C-2022-03280021
PCN: 00-41-43-02-00-000-2430 **Zoned:** AR

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PCN: 00-41-43-03-00-000-5270

Zoned: AR

Violations:

- | | |
|----------|--|
| 1 | <p>Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, filling in the pond on the property with roofing tiles without a valid permit.</p> <p>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, filling in the pond on the property with roofing tiles without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 PBC Amendments to FBC 7th Edition (2020) - 110.9</p> <p>Issued: 03/09/2023 Status: CLS</p> |
| 3 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, but not limited to, numerous piles of wood boards, cement blocks, ladders, tires and various items along the sides and back of the home.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 03/09/2023 Status: MCEH</p> |

Agenda No.: 035

Complexity Level: -

Status: Active

Respondent: Yasin Investment Llc

CEO: Jose Feliciano

801 US Highway 1, North Palm Beach, FL 33408

Situs Address: 4001 Holden Ln, Lake Worth, FL 33461

Case No: C-2022-02150050

PCN: 00-43-44-30-08-000-0010

Zoned: RM

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, property being used as a contractor storage, salvage yard with open storage of building materials, equipment and vehicles parked at property.</p> <p>Code: Unified Land Development Code - 4.A.7.C.6</p> <p>Issued: 02/15/2022 Status: CLS</p> |
| 2 | <p>Details: Specifically; It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 02/15/2022 Status: MCEH</p> |
| 3 | <p>Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. Specifically; commercial vehicles being parked at property</p> <p>Code: Unified Land Development Code - 6.A.1.B.2.a</p> <p>Issued: 02/15/2022 Status: CLS</p> |

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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, paverbrick driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/15/2022 **Status:** MCEH
- 5 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically; the parking of motor vehicles on grass areas of property is prohibited by this code section.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 02/15/2022 **Status:** CLS

cc: Yasin Investment Llc

Agenda No.: 036 **Complexity Level:** - **Status:** Active
Respondent: Orloff, Mindy **CEO:** Debbie N Plaud
 302 Akron Rd, Lake Worth, FL 33467-4804
Situs Address: 302 Akron Rd, Lake Worth, FL 33467 **Case No:** C-2019-10210038
PCN: 00-42-44-28-04-000-4340 **Zoned:** RS

- Violations:**
- 1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
 More specifically, fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 11/01/2019 **Status:** CLS
 - 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, pool barrier (fence) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/01/2019 **Status:** MCEH
 - 3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2002-015817-0000 (residential addition) has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 11/01/2019 **Status:** MCEH
 - 4 **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: 11/01/2019 **Status:** CLS

Agenda No.: 037 **Complexity Level:** 1 **Status:** Active
Respondent: Frasco, Sally Ann **CEO:** Joanna Mirodias
 19536 Seabrook Pl, Tequesta, FL 33469-3707
Situs Address: 19536 Seabrook Rd, Jupiter, FL 33469 **Case No:** C-2020-12160024
PCN: 00-42-40-25-34-006-0880 **Zoned:** RS

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/18/2020 **Status:** SMO

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- 2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2019-029202-0000 (Fence - Residential) has become inactive or expired.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
Issued: 12/18/2020 **Status:** MCEH

- 3 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.b
Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/18/2020 **Status:** SMO

- 4 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, the unlicensed Toyota 4Runner parked on the north side of the property.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 12/18/2020 **Status:** SMO

- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the wood fence located in the front setback has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/18/2020 **Status:** SMO

- 6 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the front door has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/18/2020 **Status:** MCEH

- 7 **Details:** All glazing materials shall be maintained free from cracks and holes.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (1)
Issued: 12/18/2020 **Status:** MCEH

Agenda No.: 038 **Complexity Level:** 1 **Status:** Active
Respondent: 1520 BARBARIE LANE LLC **CEO:** Omar J Sheppard
2796 Fawn Dr, Loxahatchee, FL 33470
Situs Address: 1522 Barbarie Ln, West Palm Beach, FL 33417 **Case No:** C-2022-06220057
PCN: 00-42-43-26-04-007-0070 **Zoned:** RM

- Violations:**
- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A SHED has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/24/2022 **Status:** MCEH

 - 2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/24/2022 **Status:** MCEH

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

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/24/2022 **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, WOODEN FRAME STRUCTURE has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/24/2022 **Status:** MCEH
- 5 Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 06/24/2022 **Status:** MCEH
- 6 Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 06/24/2022 **Status:** MCEH

cc: 1520 Barbarie Lane Llc

Agenda No.: 039	Complexity Level: 1	Status: Active
Respondent: Gomez, Andres 5465 Lee Ct, West Palm Beach, FL 33415-3742		CEO: David T Snell
Situs Address: 5465 Lee Ct, West Palm Beach, FL 33415		Case No: C-2022-08120028
PCN: 00-42-44-02-19-001-0100		Zoned: RM
Violations:	<p>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.</p> <p style="padding-left: 40px;">Specifically: A 6' wooden privacy fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/16/2022 Status: MCEH</p>	

Agenda No.: 040	Complexity Level: 2	Status: Active
Respondent: LAKES OF LANTANA HOME OWNERS ASSOCIATION INC N.K.A LAKES OF SHERBROOKE HOME OWNERS ASSOCIATION, INC 1818 Australian Ave, Ste 400, West Palm Beach, FL 33409		CEO: Debbie N Plaud
Situs Address: Aquarius Blvd, FL		Case No: C-2022-11230005
PCN: 00-42-44-32-02-000-0020		Zoned: RS
Violations:	<p>1 Details: A violation of any condition in a development order shall be considered a violation of this Code.</p> <p style="padding-left: 40px;">Plat Book 35 Page 121</p> <p style="padding-left: 40px;">More Specifically, Equalizer pipes located within water tracts are in disrepair which presents a serious threat to the public health, safety and welfare.</p> <p>Code: Unified Land Development Code - 2.A.11 Issued: 12/08/2022 Status: MCEH</p>	

cc: Jones Foster
Lakes Of Sherbrooke Home Owners Association, Inc
Stoloff & Manoff, P.A.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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Agenda No.: 041	Complexity Level: 2	Status: Active
Respondent: Land Prep INC. 438 Lakeview Dr, Bldg 95 203, Westin, FL 33326-2469		CEO: Patrick L Prentice
Situs Address: 156th Ct S, Delray Beach, FL		Case No: C-2022-08160035
PCN: 00-42-46-20-01-000-0700		Zoned: AGR

Violations:

- | | |
|----------|---|
| 1 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, the trash along the front part of the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/22/2022 Status: CEH</p> |
| 2 | <p>Details: Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. Specifically, the storage of commercial tractor trailers.</p> <p>Code: Unified Land Development Code - 4.A.7.C
Issued: 08/22/2022 Status: MCEH</p> |
| 3 | <p>Details: Uncultivated vegetation when greater than 18 inches in height located on vacant lots, shall be considered a nuisance. Specifically, the grass on the property is over two feet tall.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 08/22/2022 Status: CEH</p> |
| 4 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a six foot chain link fence/gate has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/22/2022 Status: MCEH</p> |

cc: Land Prep Inc.
Land Prep Inc.

Agenda No.: 042	Complexity Level: -	Status: Active
Respondent: Tinitali, Tinitali; Tinitali, Oli 10595 Boca Woods Ln, Boca Raton, FL 33428-1833		CEO: Dwayne E Johnson
Situs Address: 10595 Boca Woods Ln, Boca Raton, FL 33428		Case No: C-2009-12170005
PCN: 00-41-47-24-02-004-0100		Zoned: RE

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Every permit issued shall expire unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.</p> <p>Code: PBC Amendments to the FBC 2007 Edition - 105.4
Issued: 01/05/2010 Status: MCEH</p> |
|----------|---|

cc: Tinitali, Oli A
Tinitali, Tini

ADJOURNMENT:

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