



**Special Magistrate: Christy L Goddeau**  
**Non-Contested**

## D. SCHEDULED CASES

<b>Agenda No.:</b> 001	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Menecia, Angelier; Flores, Dianelys		<b>CEO:</b> Jen L Batchelor
	14828 74th St N, Loxahatchee, FL 33470-4450	
<b>Situs Address:</b> 14828 74th St N, Loxahatchee, FL		<b>Case No:</b> C-2024-05210027
<b>PCN:</b> 00-41-42-29-00-000-7410		<b>Zoned:</b> AR

[illegible]

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

8	<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, for the plumbing and water pumps to the west of the property 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> 05/23/2024 <b>Status:</b> SIT</p>
9	<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 water heater to the grey structure to the south of the property 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> 05/23/2024 <b>Status:</b> SIT</p>
10	<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 # E-2015-011171-0000 Electrical Change of Service has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1</p> <p><b>Issued:</b> 05/23/2024 <b>Status:</b> SIT</p>
11	<p><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically, living in an RV on the property.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.d</p> <p><b>Issued:</b> 05/23/2024 <b>Status:</b> SIT</p>
12	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 05/23/2024 <b>Status:</b> SIT</p>

<b>Agenda No.:</b> 002	<b>Complexity Level:</b> 1	<b>Status:</b> Active				
<b>Respondent:</b> Brownstein, Rosanna		<b>CEO:</b> Maggie Bernal				
	4796 Cambridge St, Lake Worth, FL 33463-2272					
<b>Situs Address:</b> 4796 Cambridge St, Lake Worth, FL		<b>Case No:</b> C-2025-01140006				
<b>PCN:</b> 00-42-44-24-10-000-1880		<b>Zoned:</b> RM				
<b>Violations:</b>	<table><tr><td>1</td><td><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: Roof repair 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> 01/21/2025 <b>Status:</b> CEH</td></tr><tr><td>2</td><td><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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 01/21/2025 <b>Status:</b> CEH</td></tr></table>		1	<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: Roof repair 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> 01/21/2025 <b>Status:</b> CEH	2	<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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 01/21/2025 <b>Status:</b> CEH
1	<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: Roof repair 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> 01/21/2025 <b>Status:</b> CEH					
2	<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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 01/21/2025 <b>Status:</b> CEH					

<b>Agenda No.:</b> 003	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Gomez, Angel; Castellon, Luis		<b>CEO:</b> Maggie Bernal
	2551 Sundown Ln, Lake Worth, FL 33462-2547	
<b>Situs Address:</b> 2551 Sundown Ln, Lake Worth, FL		<b>Case No:</b> C-2025-01100001
<b>PCN:</b> 00-43-45-05-06-001-0310		<b>Zoned:</b> RS

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

Violations:	1	<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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 01/10/2025 <b>Status:</b> CEH
	2	<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. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b <b>Issued:</b> 01/10/2025 <b>Status:</b> CEH
	3	<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 has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/10/2025 <b>Status:</b> CEH

<b>Agenda No.:</b> 004	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Norame, Patrick; Norame, Marie T 9467 Lake Serena Dr, Boca Raton, FL 33496-6513		<b>CEO:</b> Steve G Bisch
<b>Situs Address:</b> 9467 Lake Serena Dr, Boca Raton, FL		<b>Case No:</b> C-2024-08120004
<b>PCN:</b> 00-42-47-06-11-000-0380		<b>Zoned:</b> RS
Violations:	1	<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 PVC fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 08/14/2024 <b>Status:</b> CEH
	3	<b>Details:</b> Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines. More specifically the hedge on the west side of the front yard. <b>Code:</b> Unified Land Development Code - 7.D.4.A.1.a <b>Issued:</b> 08/14/2024 <b>Status:</b> CEH
	4	<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. There are tarps in multiple locations on the roof in a manner designed to prevent water intrusion <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 08/14/2024 <b>Status:</b> CEH
cc: Norame, Marie T		

<b>Agenda No.:</b> 005	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Sobelman, Francine; Sobelman, Martin 611 Burgundy M, Delray Beach, FL 33484-4921		<b>CEO:</b> Steve G Bisch
<b>Situs Address:</b> 611 Burgundy M, Delray Beach, FL		<b>Case No:</b> C-2024-10040005
<b>PCN:</b> 00-42-46-23-05-013-6110		<b>Zoned:</b> RH
Violations:	1	<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, Demolition has been initiated for bathroom remodel without valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/10/2024 <b>Status:</b> CEH

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

Agenda No.: 006

Respondent: Autonation Imports of Palm Beach Inc. Corporation Service  
CO C/O  
1201 Hays St, Tallahassee, FL 32301-2525

Situs Address: 5700 Okeechobee Blvd, West Palm Beach, FL

PCN: 00-42-43-26-00-000-3010

Complexity Level: 1

Case No: C-2024-08270017

Zoned: CG

Status: Active

CEO: Brian Burdett

Violations:

1

Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

Observation: vehicles parking not consistent with development order.

Code: Unified Land Development Code - 1.A.2

Issued: 09/13/2024

Status: CEH

Agenda No.: 007

Respondent: SWAY 2014 1 BORROWER LLC  
1201 Hays St, Tallahassee, FL 32301-2525

Situs Address: 1264 Wynnewood Dr, West Palm Beach, FL

PCN: 00-42-43-26-11-000-0320

Complexity Level: 1

Case No: C-2024-11180029

Zoned: RS

Status: Active

CEO: Brian Burdett

Violations:

1

Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically several vehicles parked in right-of-way.

Code: Unified Land Development Code - 6.D.1.A.1.b.2

Issued: 01/14/2025

Status: CEH

cc: Sway 2014 1 Borrower Llc

Sway 2014 1 Borrower Llc Invitation Homes Ryan Llc C/O

Agenda No.: 008

Respondent: Dwek, Pearl P  
9556 Carlyle Ave, Miami, FL 33154-2448

Situs Address: 7714 Solimar Cir, Boca Raton, FL

PCN: 00-42-47-21-16-000-0010

Complexity Level: -

Case No: C-2024-07230014

Zoned: AR

Status: Active

CEO: Richard F Cataldo

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 window on right/west wall of residence has been installed without a valid building permit.

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

Issued: 09/23/2024

Status: CEH

2

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/23/2024

Status: CEH

3

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/23/2024

Status: CEH

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Print Date: 4/18/2025 04:15 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

cc: 7714 Solimar Circle Llc  
Castro, Michael  
Cohn, Alan B  
Dwek, Pearl P

Agenda No.: 009

Respondent: ASHLEY LAKE LLC

Situs Address: 5397 Cedar Lake Rd, Unit 1621, Boynton Beach, FL

PCN: 00-42-45-26-30-001-0000

Violations:

Complexity Level: -

1200 S Pine Island Rd, Fort Lauderdale, FL 33324

Case No: C-2024-10010009

Zoned: AR

1

Details: Every window, door, and frame shall be kept in sound condition, good repair, and weather tight. More specifically, the windows leak in both bedrooms

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

Issued: 10/04/2024

2

Details: All interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically, the drywall underneath the bedroom windows that leak is damaged.

Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)

Issued: 10/04/2024

Status: Active

CEO: Richard F Cataldo

cc: Ashley Lake Llc  
Ashley Lake Llc

Agenda No.: 010

Respondent: DOMINGUES, DANNY CUELLAR; MONTEAGUDO, ANAY HERNANDEZ

Situs Address: 10432 Boynton Place Cir, Boynton Beach, FL

PCN: 00-42-45-26-25-000-0200

Violations:

Complexity Level: -

10432 Boynton Place Cir, Boynton Beach, FL 33437-2626

Case No: C-2024-09230024

Zoned: RS

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 white metal fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/23/2024

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, an attached structure at the rear of the residence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/23/2024

Status: Removed

CEO: Richard F Cataldo

Agenda No.: 011

Respondent: 2478 KENTUCKY LLC

Situs Address: 2478 Kentucky St, West Palm Beach, FL

PCN: 00-43-44-05-11-002-0011

Violations:

Complexity Level: 1

500 Santa Fe Rd, West Palm Beach, FL 33460 United States

Case No: C-2024-09250014

Zoned: RS

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, Carport Enclosure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 09/25/2024

Status: Active

CEO: Frank A Davis

ePZB / CE\_Merge\_Agenda.rpt-1070

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Print Date: 4/18/2025 04:15 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

2	<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, 4' Chain Link Fence/ Gate has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/25/2024 <b>Status:</b> SIT</p>
3	<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, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/25/2024 <b>Status:</b> SIT</p>
4	<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.1.b.2</p> <p><b>Issued:</b> 09/25/2024 <b>Status:</b> CLS</p>
5	<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. A Barbeque Grill.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 09/25/2024 <b>Status:</b> CLS</p>

cc: 2478 Kentucky Llc  
2478 Kentucky Llc

<b>Agenda No.:</b> 012	<b>Complexity Level:</b> 1	<b>Status:</b> Active				
<b>Respondent:</b> CORREA, BRYANT 4963 Pinemore Ln, Lake Worth, FL 33463-6996		<b>CEO:</b> Frank A Davis				
<b>Situs Address:</b> 4963 Pinemore Ln, Lake Worth, FL		<b>Case No:</b> C-2024-09300010				
<b>PCN:</b> 00-42-44-37-03-001-0980		<b>Zoned:</b> PUD				
<b>Violations:</b>	<table><tr><td>1</td><td><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, Garage Conversion has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/17/2024 <b>Status:</b> CEH</td></tr><tr><td>2</td><td><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/C Unit has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/17/2024 <b>Status:</b> CEH</td></tr></table>		1	<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, Garage Conversion has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/17/2024 <b>Status:</b> CEH	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/C Unit has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/17/2024 <b>Status:</b> CEH
1	<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, Garage Conversion has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/17/2024 <b>Status:</b> CEH					
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/C Unit has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/17/2024 <b>Status:</b> CEH					

<b>Agenda No.:</b> 013	<b>Complexity Level:</b> 1	<b>Status:</b> Removed		
<b>Respondent:</b> GARCIA, FLAVIA 7224 Via Luria, Lake Worth, FL 33467-5223		<b>CEO:</b> Frank A Davis		
<b>Situs Address:</b> 8726 Spring Valley Dr, Boynton Beach, FL		<b>Case No:</b> C-2024-10020001		
<b>PCN:</b> 00-42-45-14-14-000-0690		<b>Zoned:</b> RTS		
<b>Violations:</b>	<table><tr><td>1</td><td><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, 6' Wood fence/ Gate has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/16/2024 <b>Status:</b> CLS</td></tr></table>		1	<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, 6' Wood fence/ Gate has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/16/2024 <b>Status:</b> CLS
1	<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, 6' Wood fence/ Gate has been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/16/2024 <b>Status:</b> CLS			

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

cc: Garcia, Flavia

Agenda No.: 014

Respondent: SUAREZ, CARLOS

Situs Address: 2840 Melaleuca Dr, West Palm Beach, FL

PCN: 00-43-44-08-10-003-0080

Violations:

Complexity Level: 1

120 Lehane Ter, Apt 206, N Palm Beach, FL 33408-5620

Case No: C-2024-06130004

Zoned: RS

Status: Active

CEO: Frank A Davis

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, Garage Conversion has been erected or installed without a valid building permit.

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

Issued: 06/21/2024

Status:

CEH

8

Details:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Alteration to add Multiple Units (4) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 06/21/2024

Status:

CEH

cc: Suarez, Carlos

Agenda No.: 015

Respondent: WALL, MICHELLE

Situs Address: 6850 Kingston Dr, Lake Worth, FL

PCN: 00-43-45-05-03-000-0450

Violations:

Complexity Level: 1

6850 Kingston Dr, Lake Worth, FL 33462-3932

Case No: C-2025-01090007

Zoned: RS

Status: Active

CEO: Frank A Davis

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. More specifically, a Boat.

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

Issued: 01/16/2025

Status:

CEH

Agenda No.: 016

Respondent: Alb, Crin Stefan

Situs Address: 18475 Tapadero Ter, Boca Raton, FL

PCN: 00-42-47-06-03-002-0150

Violations:

Complexity Level: -

10540 El Caballo Ct, Delray Beach, FL 33446-2714

Case No: C-2025-01240013

Zoned: RM

Status: Removed

CEO: Darrin L Emmons

1

Details:

Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, there was a truck parked in the front yard at this residential property.

Code: Unified Land Development Code - 6.D.1.A.1.b.2

Issued: 01/24/2025

Status:

CLS

Agenda No.: 017

Respondent: Bradford, Earnest G; Bradford, Paulina G

Situs Address: 11649 57th Rd N, West Palm Beach, FL

PCN: 00-41-43-02-00-000-3220

Complexity Level: -

11649 57th Rd N, West Palm Beach, FL 33411-8837

Case No: C-2024-05230016

Zoned: AR

Status: Active

CEO: Darrin L Emmons

ePZB / CE\_Merge\_Agenda.rpt-1070

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Print Date: 4/18/2025 04:15 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:

- 1

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

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, several piles of fill dirt has been placed on this residential property without a valid building department site development permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 110.9

**Issued:** 05/28/2024 **Status:** SIT
- 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 pond on this property has been filled without a valid building permit.

All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, the pond on this property has been filled without a building site development permit.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
PBC Amendments to FBC 7th Edition (2020) - 110.9

**Issued:** 05/28/2024 **Status:** SIT



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chain linked fence has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 08/06/2024</div><div>Status: SIT</div></div></div><div><div>2</div><div><div>Details:</div><div>Parking shall be prohibited on all vacant properties in residential districts.</div><div>Code: Unified Land Development Code - 6.D.1.A.4.a.3</div><div>Issued: 08/06/2024</div><div>Status: SIT</div></div></div><div><div>3</div><div><div>Details:</div><div>Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically this property is being utilized as a contractor storage yard. Several construction vehicles and trailers along with construction materials to include but not limited to concrete pavers, are being stored on this vacant lot.</div><div>The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>This officer observed several construction vehicles and trailers along with construction materials to include but not limited to concrete pavers and piles of sand, are being stored on this vacant agricultural residential property.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 08/06/2024</div><div>Status: SIT</div></div></div><div><div>4</div><div><div>Details:</div><div>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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 08/06/2024</div><div>Status: SIT</div></div></div></div> <div>cc: Checkmate Investments Llc</div>
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Agenda No.:	019	Complexity Level: -	Status: Removed
Respondent:	Faillace, Maria Isabel		CEO: Darrin L Emmons
	18268 43rd Rd N, Loxahatchee, FL 33470-2368		
Situs Address:	18268 43rd Rd N, Loxahatchee, FL	Case No:	C-2024-07190002
PCN:	00-40-43-10-00-000-5420	Zoned:	AR
Violations:	<div><div><div>2</div><div><div>Details:</div><div>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, there are two trailers and a shipping container being stored on this vacant property.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 07/22/2024</div><div>Status: CLS</div></div></div></div>		

Agenda No.:	020	Complexity Level: -	Status: Active
Respondent:	Gurdian, Alvaro M		CEO: Darrin L Emmons
	9400 Richmond Cir, Boca Raton, FL 33434-5539		
Situs Address:	9400 Richmond Cir, Boca Raton, FL	Case No:	C-2024-09230021
PCN:	00-42-47-07-10-032-0050	Zoned:	AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	1	<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, pavers have been placed in the front yard of this single-family residence without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 09/24/2024 <b>Status:</b> SIT
	2	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 09/24/2024 <b>Status:</b> CLS
	3	<b>Details:</b> It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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 with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. <b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a <b>Issued:</b> 09/24/2024 <b>Status:</b> CLS

<b>Agenda No.:</b> 021	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> Snediker, Drew 18974 Cloud Lake Cir, Boca Raton, FL 33496-2131		<b>CEO:</b> Darrin L Emmons
<b>Situs Address:</b> 18974 Cloud Lake Cir, Boca Raton, FL		<b>Case No:</b> C-2025-01130023
<b>PCN:</b> 00-42-47-06-04-004-0100		<b>Zoned:</b> RS
Violations:	1 <b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. There is a White vehicle parked in the front yard. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 01/22/2025 <b>Status:</b> CLS	

<b>Agenda No.:</b> 022	<b>Complexity Level:</b> 2	<b>Status:</b> Active
<b>Respondent:</b> Cius, Amos; Cius, Andy PO BOX 550, Lake Worth Beach, FL 33460-0550		<b>CEO:</b> Jose Feliciano
<b>Situs Address:</b> 2713 Florida St, West Palm Beach, FL		<b>Case No:</b> C-2024-12110010
<b>PCN:</b> 00-43-44-05-09-018-0170		<b>Zoned:</b> RS
<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 116.1 <b>Issued:</b> 12/11/2024 <b>Status:</b> CEH</div></div>	

cc: Code Compliance

<b>Agenda No.:</b> 023	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Guevara, Ernesto III; Guevara, Tabatha P 3139 Riddle Rd, West Palm Beach, FL 33406-5088		<b>CEO:</b> Jose Feliciano
<b>Situs Address:</b> 3139 Riddle Rd, West Palm Beach, FL		<b>Case No:</b> C-2025-02140023
<b>PCN:</b> 00-43-44-07-00-000-1010		<b>Zoned:</b> RM
Violations:	1 <b>Details:</b> It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. More specifically; multiple unlicensed vehicles parked at property. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1 <b>Issued:</b> 02/19/2025 <b>Status:</b> CEH	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

2	<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; inoperative vehicles parked at property.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/19/2025 <b>Status:</b> CEH</p>
3	<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; trash, debris and auto parts openly stored at property exterior.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS</p>
4	<p><b>Details:</b> The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Residential Single-Family residence is being used for the repairs, storage and or salvage of motor vehicles. CCO FILLS IN: Cease using this residential property for auto repairs, storage and/or salvage of motor vehicles.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS</p>

<b>Agenda No.:</b> 024	<b>Complexity Level:</b> 1	<b>Status:</b> Active								
<b>Respondent:</b> J. W. A. GLOBAL ENTERPRISES INC 833 Gazette Way, West Palm Beach, FL 33413-1065		<b>CEO:</b> Jose Feliciano								
<b>Situs Address:</b> 3129 Riddle Rd, West Palm Beach, FL		<b>Case No:</b> C-2025-02140022								
<b>PCN:</b> 00-43-44-07-00-000-1060		<b>Zoned:</b> RM								
<b>Violations:</b>	<table><tr><td>1</td><td><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; motor vehicles that are inoperative or inoperable with flat tires parked at property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS</td></tr><tr><td>2</td><td><b>Details:</b> It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1 <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS</td></tr><tr><td>3</td><td><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; parking on grass areas of property is prohibited by this code section. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS</td></tr><tr><td>4</td><td><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; open trash, debris, rubble and vegetative debris on ground area of east yard. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/19/2025 <b>Status:</b> CEH</td></tr></table>		1	<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; motor vehicles that are inoperative or inoperable with flat tires parked at property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS	2	<b>Details:</b> It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1 <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS	3	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; parking on grass areas of property is prohibited by this code section. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS	4	<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; open trash, debris, rubble and vegetative debris on ground area of east yard. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/19/2025 <b>Status:</b> CEH
1	<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; motor vehicles that are inoperative or inoperable with flat tires parked at property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS									
2	<b>Details:</b> It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1 <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS									
3	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More Specifically; parking on grass areas of property is prohibited by this code section. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 02/19/2025 <b>Status:</b> CLS									
4	<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; open trash, debris, rubble and vegetative debris on ground area of east yard. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 02/19/2025 <b>Status:</b> CEH									

<b>Agenda No.:</b> 025	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Justin, Lesly J 7363 Overlook Dr, Lake Worth, FL 33467-6441		<b>CEO:</b> Jose Feliciano
<b>Situs Address:</b> 7363 Overlook Dr, Lake Worth, FL		<b>Case No:</b> C-2024-12270017
<b>PCN:</b> 00-42-43-27-05-032-2960		<b>Zoned:</b> AR

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div>3</div><div><div>Details:</div><div>Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines.</div></div><div><div>Code:</div><div>Unified Land Development Code - 7.D.4.A.1.a</div></div><div><div>Issued:</div><div>12/31/2024</div></div><div><div>Status:</div><div>CEH</div></div></div>
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<b>Agenda No.:</b>	026	<b>Complexity Level:</b>	1	<b>Status:</b>	Active
<b>Respondent:</b>	Stephanie L. Howell and Ronald J. Howell as Trustees of The Ronald and Stephanie Howell Living Trust, u/a/d October 30, 2024 3685 Cabbage Palm Way, Loxahatchee, FL 33470-2443			<b>CEO:</b>	Jose Feliciano
<b>Situs Address:</b>	4418 Melaleuca Ln, Lake Worth, FL			<b>Case No:</b>	C-2025-01220008
<b>PCN:</b>	00-42-44-25-00-000-6280			<b>Zoned:</b>	RM
<b>Violations:</b>	<div><div>1</div><div><div><b>Details:</b></div><div>Parking shall be prohibited on all vacant properties. More specifically; vacant lot being used to park multiple motor vehicles.</div></div><div><div><b>Code:</b></div><div>Unified Land Development Code - 6.D.1.A.1.c</div></div><div><div><b>Issued:</b></div><div>01/22/2025</div></div><div><div><b>Status:</b></div><div>CEH</div></div></div> <div><div>2</div><div><div><b>Details:</b></div><div>The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div></div><div><div></div><div>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div></div><div><div></div><div>Observation: Vacant lot being used to park, store and sell motor vehicles. CCO FILLS In: Cease the use of this vacant lot for the parking, storage and sales of motor vehicles.</div></div><div><div><b>Code:</b></div><div>Unified Land Development Code - 1.A.2</div></div><div><div><b>Issued:</b></div><div>01/22/2025</div></div><div><div><b>Status:</b></div><div>CEH</div></div></div>				

<b>Agenda No.:</b>	027	<b>Complexity Level:</b>	1	<b>Status:</b>	Active
<b>Respondent:</b>	Robert Weinberger, Betty Wachsler, and Eli Weinberger, as trustees of the TJ Weinberger Trust 5802 11th Ave, Brooklyn, NY 11219-5161			<b>CEO:</b>	John Gannotti
<b>Situs Address:</b>	145 Stratford K, West Palm Beach, FL			<b>Case No:</b>	C-2024-08210001
<b>PCN:</b>	00-42-43-23-15-011-1450			<b>Zoned:</b>	RH
<b>Violations:</b>	<div><div>1</div><div><div><b>Details:</b></div><div>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-2022-038265-0000 including any/all sub permits attached has become inactive or expired.</div></div><div><div><b>Code:</b></div><div>PBC Amendments to FBC 8th Edition (2023) - 105.4.1</div></div><div><div><b>Issued:</b></div><div>08/26/2024</div></div><div><div><b>Status:</b></div><div>CEH</div></div></div> <div><div>2</div><div><div><b>Details:</b></div><div>A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, #B-2022-038265-0000.</div></div><div><div><b>Code:</b></div><div>PBC Amendments to FBC 8th Edition (2023) - 111.5</div></div><div><div><b>Issued:</b></div><div>08/26/2024</div></div><div><div><b>Status:</b></div><div>CEH</div></div></div>				

cc: Robert Weinberger, Betty Wachsler, And Eli Weinberger, As Trustees Of The Tj Weinberger Trust,

Agenda No.:	028	Complexity Level:	1	Status:	Active
Respondent:	Fried, Genia J 5317 15th Ave, Brooklyn, NY 11219-4477			CEO:	John Gannotti
Situs Address:	214 Greenbrier B, West Palm Beach, FL	Case No:	C-2025-01150003		
PCN:	00-42-43-23-30-002-2140	Zoned:	RH		

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div>1Details: 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 alterations including wall removal, plumbing and electrical has been erected or installed without a valid building permit. Permit B-2024-000787-0000 is inactive. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/16/2025Status: CEH</div><div>2Details: 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, obtain CC for permit for alterations. Code: PBC Amendments to FBC 8th Edition (2023) - 111.5 Issued: 01/16/2025Status: CEH</div></div>
cc: Fried, Genia J	

Agenda No.:	029	Complexity Level:	1	Status:	Active
Respondent:	Saint Louis, Fabienne; Jean, Jeantilien 4763 Brook Dr, West Palm Beach, FL 33417-8210			CEO:	John Gannotti
Situs Address:	4763 Brook Dr, West Palm Beach, FL			Case No:	C-2025-02030004
PCN:	00-42-43-12-02-002-0110			Zoned:	RS
Violations:	<div><div>1Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, enclosure to rear corner of main structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/04/2025Status: CEH</div><div>2Details: 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 patio extension has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 02/04/2025Status: CEH</div></div>				

Agenda No.:	030	Complexity Level:	1	Status:	Active
Respondent:	Samedy, Pierrot; Nicolas Samedy, Louise A 4884 Pineaire Ln, West Palm Beach, FL 33417-4606			CEO:	John Gannotti
Situs Address:	4884 Pineaire Ln, West Palm Beach, FL			Case No:	C-2024-11120023
PCN:	00-42-43-25-10-002-0091			Zoned:	RH
Violations:	<div><div>1Details: 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 has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/19/2024Status: CEH</div></div>				

Agenda No.:	031	Complexity Level:	1	Status:	Active
Respondent:	The Isaiah Khaleel Trust Agreement whos address is 89-18 172nd Street, Jamaica NY 11432 8918 172nd St, Jamaica, NY 11432-5434			CEO:	John Gannotti
Situs Address:	5273 Norma Elaine Rd, West Palm Beach, FL			Case No:	C-2025-01070015
PCN:	00-42-43-26-03-000-0282			Zoned:	RH

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	1	<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 4' chain link fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/07/2025 <b>Status:</b> CEH
	2	<b>Details:</b> All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, a 4' c/l fence in disrepair. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) <b>Issued:</b> 01/07/2025 <b>Status:</b> CLS

cc: The Isaiah Khaleel Trust Agreement Whos Address Is 89-18 172nd Street, Jamaica Ny 11432

Agenda No.: 032

Respondent: Zenith Global LLC, Trustee of 4129 Garden Lake Land Tru: dated November 20, 2023, whose post office address is 657· N State Rd 7 #175, Coconut Creek, FL 33073 hereinafter called the Grantee. Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Palm Beach, State of Florida, to wit: Lot 33, Block 3 GARDEN LAKE, according to the plat thereof, recorded in Plat Book 26, Page 35, of the Public Records of Palm Beach County, Florida. Parcel Identification Number: 00-42-43-13-01-003-0300. 6574 N State Road 7, 175, Pompano Beach, FL 33073-3625

Situs Address: 4129 Community Dr, West Palm Beach, FL

PCN: 00-42-43-13-01-003-0330

Complexity Level: 1

Case No: C-2025-01130024

Zoned: RH

Status: Active

CEO: John Gannotti

Violations:	1	<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 (shed) in rear of property has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/14/2025 <b>Status:</b> CEH
	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 wood deck with stairs has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/14/2025 <b>Status:</b> CEH
	3	<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 wood fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/14/2025 <b>Status:</b> CEH
	4	<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 the soffits and exterior metal/wood on the east side of the roof. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a) <b>Issued:</b> 01/14/2025 <b>Status:</b> CEH
	5	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically parking vehicle on unimproved surface. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

	Issued: 01/14/2025	Status: CEH
cc: Ganediwal, Shriniwas Zenith Global Llc, Trustee Of 4129 Garden Lake Land Trust Dated November 20, 2023,		

Agenda No.:	033	Complexity Level:	2	Status:	Active
Respondent:	Florida Power & Light Company 700 Universe Blvd, Juno Beach, FL 33408			CEO:	Elizabeth A Gonzalez
Situs Address:	3784 Catalina Rd - Cabana Colony Project			Case No:	C-2024-11270008
PCN:				Zoned:	RM/SE
Violations:	<div>1<div>Details: Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to, sewer, gas, water, electric, drainage, communications facility, and any type of cable, conduit, duct, fiber optic, pole, antenna, converter, splice box, cabinet, hand hole, manhole, vault, surface location marker, or appurtenance, landscape material, access drive, road connection, pathway, signage, curbing, marking or pavement. Specifically, Palm Beach Cabana Colony Subdivision - Install 2 inch conduits and handholes, via directional bore, as part of FPL UG underground conversion program. Code: Palm Beach County Codes &amp; Ordinances - Ordinance 2019-030 Issued: 12/05/2024Status: CEH</div></div>				

Agenda No.:	034	Complexity Level:	-	Status:	Active
Respondent:	Bedner, Bruce Allen; Bedner, Denise 9862 Happy Hollow Rd, Delray Beach, FL 33446-9617			CEO:	Dennis A Hamburger
Situs Address:	9862 Happy Hollow Rd, Delray Beach, FL			Case No:	C-2024-12090018
PCN:	00-42-46-18-01-000-0470			Zoned:	AGR
Violations:	<div>1<div>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 mechanical gate has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/16/2024Status: CEH</div></div>				

Agenda No.:	035	Complexity Level:	-	Status:	Active
Respondent:	DELRAY RESTORATION & MAINTENANCE LLC 1015 Ventnor Ave, Apt E, Delray Beach, FL 33444-3410			CEO:	Dennis A Hamburger
Situs Address:	779 Flanders Q, Delray Beach, FL			Case No:	C-2024-12020010
PCN:	00-42-46-22-10-017-7790			Zoned:	RH
Violations:	<div>1<div>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 renovations have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 12/04/2024Status: CEH</div></div>				

cc: Delray Restoration & Maintenance Llc

Agenda No.:	036	Complexity Level:	-	Status:	Active
Respondent:	David J. Florence of the JGJ Real Estate Trust dated February 17, 2024 16175 Rio Del Paz, Delray Beach, FL 33446-2439			CEO:	Dennis A Hamburger
Situs Address:	16175 Rio Del Paz, Delray Beach, FL			Case No:	C-2024-12160027
PCN:	00-41-46-25-01-000-0210			Zoned:	RE
Violations:	<div>1<div>Details: Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property. Code: Unified Land Development Code - 5.E.4.E.2.c.1</div></div>				

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

	<b>Issued:</b> 12/18/2024	<b>Status:</b> CLS
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, flood lights have been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/18/2024	
		<b>Status:</b> CEH

<b>Agenda No.:</b> 037	<b>Complexity Level:</b> -	<b>Status:</b> Active												
<b>Respondent:</b> Orchard, Walter J 5269 Magellan Way W, Delray Beach, FL 33484-1358		<b>CEO:</b> Dennis A Hamburger												
<b>Situs Address:</b> 5269 Magellan Way W, Delray Beach, FL		<b>Case No:</b> C-2024-08050008												
<b>PCN:</b> 00-42-46-11-22-000-1180		<b>Zoned:</b> RS												
<b>Violations:</b>	<table><tr><td>1</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 room addition has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 08/08/2024</td></tr><tr><td></td><td></td><td><b>Status:</b> CEH</td></tr><tr><td>2</td><td colspan="2"><b>Details:</b> The final inspection shall be made after all work required by the building permit is completed. More Specifically, the enclosed room is to be inspected for electrical and plumbing. . <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.3.11 <b>Issued:</b> 08/08/2024</td></tr><tr><td></td><td></td><td><b>Status:</b> CEH</td></tr></table>		1	<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 room addition has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 08/08/2024				<b>Status:</b> CEH	2	<b>Details:</b> The final inspection shall be made after all work required by the building permit is completed. More Specifically, the enclosed room is to be inspected for electrical and plumbing. . <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.3.11 <b>Issued:</b> 08/08/2024				<b>Status:</b> CEH
1	<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 room addition has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 08/08/2024													
		<b>Status:</b> CEH												
2	<b>Details:</b> The final inspection shall be made after all work required by the building permit is completed. More Specifically, the enclosed room is to be inspected for electrical and plumbing. . <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.3.11 <b>Issued:</b> 08/08/2024													
		<b>Status:</b> CEH												

<b>Agenda No.:</b> 038	<b>Complexity Level:</b> -	<b>Status:</b> Removed						
<b>Respondent:</b> Ducezil, Ganer; Ducezil, Carmelle 6909 Mitchell St, Jupiter, FL 33458-3852		<b>CEO:</b> Jamie G Illicete						
<b>Situs Address:</b> 6909 Mitchell St, Jupiter, FL		<b>Case No:</b> C-2024-07300034						
<b>PCN:</b> 00-42-40-34-02-000-2360		<b>Zoned:</b> RH						
<b>Violations:</b>	<table><tr><td>1</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, brick paver driveway extension being erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/31/2024</td></tr><tr><td></td><td></td><td><b>Status:</b> CLS</td></tr></table>		1	<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, brick paver driveway extension being erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/31/2024				<b>Status:</b> CLS
1	<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, brick paver driveway extension being erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/31/2024							
		<b>Status:</b> CLS						

<b>Agenda No.:</b> 039	<b>Complexity Level:</b> -	<b>Status:</b> Active												
<b>Respondent:</b> McCoy, Elizabeth A 2523 Lancaster St, East Meadow, NY 11554-4001		<b>CEO:</b> Jamie G Illicete												
<b>Situs Address:</b> 1964 Ascott Rd, North Palm Beach, FL		<b>Case No:</b> C-2025-01090006												
<b>PCN:</b> 00-43-41-33-04-013-0020		<b>Zoned:</b> RS												
<b>Violations:</b>	<table><tr><td>1</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, dock has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/10/2025</td></tr><tr><td></td><td></td><td><b>Status:</b> CEH</td></tr><tr><td>2</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, boatlift has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/10/2025</td></tr><tr><td></td><td></td><td><b>Status:</b> CEH</td></tr></table>		1	<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, dock has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/10/2025				<b>Status:</b> CEH	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, boatlift has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/10/2025				<b>Status:</b> CEH
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		<b>Status:</b> CEH												



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

cc: Tenant, Occupant Or

Agenda No.: 040  
Respondent: S2 Jupiter Isles LLC  
1201 Hays St, Tallahassee, FL 32301  
Situs Address: 6705 Mallards Cove Rd, Jupiter, FL  
PCN: 00-42-41-03-00-000-7310

Complexity Level: -  
Status: Active  
CEO: Jamie G Illicete  
Case No: C-2024-09030005  
Zoned:

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, garbage, trash, debris or similar items overflowing out of dumpster enclosures and littering perimeter landscaping.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)  
Issued: 09/16/2024  
Status: CEH

2

Details:

Regular maintenance, repair, or replacement of landscape barriers and focal points, including landscape structures (e.g., walls, fences, fountains, and benches) in order to keep them in a structurally sound condition. All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. 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.

More specifically, perimeter landscape wall not being maintained and not kept properly surface coated. Wall is stained with mildew and rust stains.  
Code: Palm Beach County Property Maintenance Code - Section 14-32 (a)  
Palm Beach County Property Maintenance Code - Section 14-32 (e)  
Unified Land Development Code - 7.F.3.A.2  
Issued: 09/16/2024  
Status: CEH

3

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.

Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed.

More specifically, perimeter landscaping (hedges and trees) are not being maintained. Vegetation is overgrown, not being weeded, pruned and mulched. Weeds and vines growing around and onto perimeter hedges and trees.  
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
Unified Land Development Code - 7.F.3.A.1  
Issued: 09/16/2024  
Status: CEH

4

Details:

Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process. More specifically, sections of perimeter landscaping hedges and/or trees are dead and are missing.

Code: Unified Land Development Code - 7.E.3.B  
Issued: 09/16/2024  
Status: CEH

cc: S2 Jupiter Isles Llc  
S2 Jupiter Isles Llc

Agenda No.: 041  
Respondent: S2 Jupiter Isles LLC  
1201 Hays St, Tallahassee, FL 32301  
Situs Address: 6701 Mallards Cove Rd, Jupiter, FL  
PCN: 00-42-41-03-00-000-7340

Complexity Level: -  
Status: Active  
CEO: Jamie G Illicete  
Case No: C-2024-09120015  
Zoned:

Violations:

1

Details:

Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Regular maintenance of all landscaping is required. All landscaping shall be free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or any other actions needed. More specifically, perimeter landscaping (hedges and trees) are not being maintained. Vegetation is overgrown, not being weeded, pruned and mulched. Weeds and vines growing around and onto perimeter hedges and trees.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)  
Unified Land Development Code - 7.F.3.A.1

ePZB / CE\_Merge\_Agenda.rpt-1070

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Print Date: 4/18/2025 04:15 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

	<b>Issued:</b> 09/16/2024	<b>Status:</b> CEH
3	<b>Details:</b> Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process. More specifically, sections of perimeter landscaping hedges and/or trees are dead and are missing.	
	<b>Code:</b> Unified Land Development Code - 7.E.3.B	
	<b>Issued:</b> 09/16/2024	<b>Status:</b> CEH

cc: S2 Jupiter Isles Llc  
S2 Jupiter Isles Llc

<b>Agenda No.:</b> 042	<b>Complexity Level:</b> -	<b>Status:</b> Active																																				
<b>Respondent:</b> 815 NW 57 COURT LLC		<b>CEO:</b> Dwayne E Johnson																																				
	815 NW 57th Ct, Fort Lauderdale, FL 33309																																					
<b>Situs Address:</b> 8418 156th Ct S, Delray Beach, FL 33446		<b>Case No:</b> C-2023-10100017																																				
<b>PCN:</b> 00-42-46-20-01-000-0910		<b>Zoned:</b> AGR																																				
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More Specifically, uses on the property are prohibited (Manufacturing / Contractor Storage).</td></tr><tr><td></td><td><b>Code:</b> Unified Land Development Code - 4.A.7.C Unified Land Development Code - 4.A.7.C.6</td><td></td></tr><tr><td></td><td><b>Issued:</b> 04/22/2024</td><td><b>Status:</b> CEH</td></tr><tr><td>2</td><td colspan="2"><b>Details:</b> 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. 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. 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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. 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. 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More specifically, Asphalt Parking and Driveway 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> 04/22/2024	<b>Status:</b> CEH	4	<b>Details:</b> Outdoor storage of merchandise, inventory, equipment, refuse, or similar material in all nonresidential districts shall be subject to the following standards. Outdoor storage may only be allowed when incidental to the use located on the premises. More specifically a large quantity of storage containers are located on the property.			<b>Code:</b> Unified Land Development Code - 5.B.1.A.3.a			<b>Issued:</b> 04/22/2024	<b>Status:</b> CEH
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

5	<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 Portable Office Container has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 04/22/2024 <b>Status:</b> CEH</p>
6	<p><b>Details:</b> Outdoor storage of merchandise, inventory, equipment, refuse, or similar material in all nonresidential districts shall be subject to the following standards. Outdoor storage may only be allowed when incidental to the use located on the premises. More specifically remove all the Large Metal Container Chassis located on the property.</p> <p><b>Code:</b> Unified Land Development Code - 5.B.1.A.3.a <b>Issued:</b> 04/22/2024 <b>Status:</b> CEH</p>
7	<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, Several Chikée / Tiki Structures remain on the property without building permits.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 04/22/2024 <b>Status:</b> CEH</p>

cc: 815 Nw 57 Court Llc

<b>Agenda No.:</b> 043	<b>Complexity Level:</b> -	<b>Status:</b> Removed				
<b>Respondent:</b> Bolling, J Scott PO BOX 480729, Delray Beach, FL 33448-0729		<b>CEO:</b> Dwayne E Johnson				
<b>Situs Address:</b> 9717 Happy Hollow Rd, Delray Beach, FL		<b>Case No:</b> C-2024-05220001				
<b>PCN:</b> 00-42-46-18-04-001-0000		<b>Zoned:</b> AGR-PUD				
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cc: Bolling, J Scott

<b>Agenda No.:</b> 044	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Garcia, Llulia Rojas; Consuegra, Miguel A Rodriguez 5566 Honeysuckle Dr, West Palm Beach, FL 33415-6326		<b>CEO:</b> Ray F Leighton
<b>Situs Address:</b> 5566 Honeysuckle Dr, West Palm Beach, FL		<b>Case No:</b> C-2025-01070017
<b>PCN:</b> 00-42-44-11-01-004-0380		<b>Zoned:</b> RM
<b>Violations:</b>		
1	<b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.d <b>Issued:</b> 01/10/2025 <b>Status:</b> CEH	
2	<b>Details:</b> In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically a dump truck is parked on the property. <b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a <b>Issued:</b> 01/10/2025 <b>Status:</b> CEH	

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

3	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 01/10/2025	<b>Status:</b> CEH
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Agenda No.: 045

Respondent: Rios, Carlos; Marquez, Ana M

Situs Address: 4389 Marilyn Dr, Lake Worth, FL

PCN: 00-42-44-24-05-000-0570

Complexity Level: -

4389 Marilyn Dr, Lake Worth Beach, FL 33461-2332

Case No: C-2024-12170015

Zoned: RM

Status: Active

CEO: Ray F Leighton

Violations:	1	<b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 12/18/2024	<b>Status:</b> CEH
	2	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 12/18/2024	<b>Status:</b> CEH
	3	<b>Details:</b> One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (c) <b>Issued:</b> 12/18/2024	<b>Status:</b> CEH
	4	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 12/18/2024	<b>Status:</b> CEH

Agenda No.: 046

Respondent: Mejia, Rosario Aguilar

Situs Address: 4426 Tulip Ct, Lake Worth, FL

PCN: 00-42-44-25-22-004-0030

Complexity Level: 1

4401 Barbridge Rd, West Palm Beach, FL 33406-6413

Case No: C-2024-07230009

Zoned: RM

Status: Active

CEO: Ray F Leighton

Violations:	3	<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 driveway with turnout 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> 07/23/2024	<b>Status:</b> CEH
	4	<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 screen room addition on the rear of the house 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> 07/23/2024	<b>Status:</b> CEH
	5	<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 shed in the rear yard 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> 07/23/2024	<b>Status:</b> CEH

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
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6	<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, what appears to be mini split air conditioning equipment on the rear of the house 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> 07/23/2024 <b>Status:</b> CEH</p>
7	<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, electrical conduit or equipment on the rear of the house that appears to be connected to the mini split air conditioning equipment, 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> 07/23/2024 <b>Status:</b> CEH</p>
8	<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, fencing and gates have 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> 07/23/2024 <b>Status:</b> CEH</p>

cc: Code Compliance

<b>Agenda No.:</b>	047	<b>Complexity Level:</b>	1	<b>Status:</b>	Removed		
<b>Respondent:</b>	Reynoso, Alberto			<b>CEO:</b>	Ray F Leighton		
	2001 West Dr, West Palm Beach, FL 33409-6125						
<b>Situs Address:</b>	2001 West Dr, West Palm Beach, FL			<b>Case No:</b>	C-2024-06270029		
<b>PCN:</b>	00-43-43-30-15-013-0080			<b>Zoned:</b>	RM		
<b>Violations:</b>	<table><tr><td><b>1</b></td><td><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 paver brick driveway and parking area 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> 07/09/2024 <b>Status:</b> CLS</td></tr></table>					<b>1</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 paver brick driveway and parking area 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> 07/09/2024 <b>Status:</b> CLS
<b>1</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 paver brick driveway and parking area 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> 07/09/2024 <b>Status:</b> CLS						

<b>Agenda No.:</b> 048	<b>Complexity Level:</b> -	<b>Status:</b> Active		
<b>Respondent:</b> Peters, Cindy L		<b>CEO:</b> Timothy M Madu		
	937 Country Wood Ct, Wellington, FL 33414-4902			
<b>Situs Address:</b> Orange Blvd, FL		<b>Case No:</b> C-2024-09270008		
<b>PCN:</b> 00-41-42-35-00-000-1980		<b>Zoned:</b> AR		
<b>Violations:</b>	<table><tr><td>1</td><td><p><b>Details:</b> Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p><p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p><p>More specifically, the fill brought into the property.</p><p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1</p><p><b>Issued:</b> 09/27/2024</p><p><b>Status:</b> CEH</p></td></tr></table>		1	<p><b>Details:</b> Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p>More specifically, the fill brought into the property.</p> <p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1</p> <p><b>Issued:</b> 09/27/2024</p> <p><b>Status:</b> CEH</p>
1	<p><b>Details:</b> Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p>More specifically, the fill brought into the property.</p> <p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1</p> <p><b>Issued:</b> 09/27/2024</p> <p><b>Status:</b> CEH</p>			

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Agenda No.: 049

Respondent: CAMILLI, MICHAEL A Jr

Situs Address: 222 Caroline Dr, West Palm Beach, FL

PCN: 00-42-43-35-14-011-0200

Complexity Level: 1

222 Caroline Dr, West Palm Beach, FL 33413-1817

Case No: C-2024-11200002

Zoned: RM

Status: Active

CEO: Nedssa Miranda

Violations:	<div><div>1</div><div><div>Details:</div><div>No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law.</div><div>Specifically, refrain from construction of title on the property without a BTR and Zoning approval.</div><div>Obtain the required Business Tax Receipt or cease business operations. Specifically, refrain from construction of title on the property without a BTR and Zoning approval.</div><div>Prior to submitting for a Business Tax Receipt, verify the use with the Zoning Division at PZB-zoningCompliance@pbc.gov or 561-233-5200.</div><div>Code: Palm Beach County Codes &amp; Ordinances - Chapter 17 Article 2 Section 17-17</div><div>Issued: 11/25/2024</div><div>Status: SIT</div></div></div> <div><div>2</div><div><div>Details:</div><div>The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>This property has approval for a Single-Family Dwelling within the AR/RSA Zoning District. On a recent inspection, it was observed that construction equipment, construction materials, employees, and vehicles are being parked and stored on the property.</div><div>The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 11/25/2024</div><div>Status: SIT</div></div></div> <div><div>3</div><div><div>Details:</div><div>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, construction of tile has been erected or installed without a valid building permit.</div><div>Obtain required building permits for the construction of tile or remove the construction of tile.</div><div>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 11/25/2024</div><div>Status: SIT</div></div></div> <div><div>4</div><div><div>Details:</div><div>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, metal and additional wood fence surrounding the property fence has been erected or installed without a valid building permit.</div><div>Obtain required building permits for the metal and additional wood fence surrounding the property or remove the metal and additional wood fence surrounding the property fence.</div><div>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 11/25/2024</div><div>Status: SIT</div></div></div>
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 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.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to removing all construction materials off the property, equipment's and tile.

**Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)  
**Issued:** 11/25/2024 **Status:** SIT
- 6

**Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.

**Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.  
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.  
**Issued:** 11/25/2024 **Status:** CLS
- 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, metal shed/structure has been erected or installed without a valid building permit.

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, metal shed/structure.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
PBC Amendments to FBC 8th Edition (2023) - 111.5  
**Issued:** 11/25/2024 **Status:** SIT
- 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, shed/structure has been erected or installed without a valid building permit.

Obtain required building permits for the additional shed/structure or remove the additional shed/structure.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 11/25/2024 **Status:** CLS
- 9

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

Obtain required building permits for the roofing/addition structure or remove the roofing/addition structure.

Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

**Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1  
**Issued:** 11/25/2024 **Status:** CLS

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

Agenda No.:	050	Complexity Level:	1	Status:	Active
Respondent:	CHAVEZ, ALESSANDER SOTERO P; COX, EDNA VASQUEZ	CEO:	Nedssa Miranda		
	5764 Gramercy Dr, West Palm Beach, FL 33407-1624				
Situs Address:	5764 Gramercy Dr, West Palm Beach, FL	Case No:	C-2024-12060001		
PCN:	00-42-43-02-01-008-0030	Zoned:	RM		
Violations:	<div>4<div>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 &amp; structure behind the property has been erected or installed without a valid building permit.  Obtain required building permits for the addition &amp; structure behind the property or remove the addition &amp; structure behind the property. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/06/2024Status: CEH</div></div>				

Agenda No.:	051	Complexity Level:	1	Status:	Removed
Respondent:	FYR SFR BORROWER LLC	CEO:	Nedssa Miranda		
	251 LITTLE FALLS Dr, WILMINGTON, DE 19808				
Situs Address:	236 Sunbeam Ave, West Palm Beach, FL	Case No:	C-2025-01020014		
PCN:	00-42-43-34-03-004-0180	Zoned:	AR		
Violations:	<div>3<div>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE has been erected or installed without a valid building permit.  Obtain required building permits for the FENCE or remove the FENCE.  Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 01/07/2025Status: CLS</div></div> <div>5<div>Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur. Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.  Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur. Code: Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b. Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g. Issued: 01/07/2025Status: CLS</div></div>				

cc: Fyr Sfr Borrower Llc

Agenda No.:	052	Complexity Level:	1	Status:	Removed
Respondent:	OROZCO, FRANCISCO JAVIER; LONDONO, FRANCENID; OROZCO, ERICK JAVIER	CEO:	Nedssa Miranda		
	6479 Alexander Rd, West Palm Beach, FL 33413-1030				
Situs Address:	6479 Alexander Rd, West Palm Beach, FL	Case No:	C-2025-01030014		
PCN:	00-42-43-27-05-005-0812	Zoned:	AR		



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div>4</div><div><div>Details:</div><div>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, PERGOLA/STRUCTURE has been erected or installed without a valid building permit.</div></div></div> <div><div>Obtain required building permits for the PERGOLA/STRUCTURE or remove the PERGOLA/STRUCTURE.</div></div> <div><div>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</div></div> <div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div></div> <div><div>Issued: 01/07/2025</div><div>Status: CLS</div></div>
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Agenda No.:	053	Complexity Level:	1	Status:	Active
Respondent:	MASON STREET HOMES LLC	CEO:	Nedssa Miranda		
	651 N BROAD St, Ste 308, MIDDLETOWN, DE 19709				
Situs Address:	480 Caroline Ave, West Palm Beach, FL	Case No:	C-2025-01290026		
PCN:	00-42-43-35-10-007-0010	Zoned:	RM		
Violations:	<div><div>1</div><div><div>Details:</div><div>In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.</div></div></div> <div><div>Discontinue parking any vehicles exceeding 12,500 pounds (GVWR). For questions on commercial vehicle storage, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.</div></div> <div><div>Code: Unified Land Development Code - 6.D.1.A.2.a</div></div> <div><div>Issued: 01/30/2025</div><div>Status: SIT</div></div>				
cc:	Code Compliance Mason Street Homes Llc				

Agenda No.:	054	Complexity Level:	1	Status:	Removed
Respondent:	ORDAZ, DALILA VALLE; VALLE, ALBERTO JAVIER GOMEZ	CEO:	Nedssa Miranda		
	522 Caroline Ave, West Palm Beach, FL 33413-1223				
Situs Address:	522 Caroline Ave, West Palm Beach, FL	Case No:	C-2025-01030018		
PCN:	00-42-43-35-08-004-0130	Zoned:	RM		
Violations:	<div><div>1</div><div><div>Details:</div><div>Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</div></div></div> <div><div>Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicle parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn</div></div> <div><div>Code: Unified Land Development Code - 6.D.1.A.1.b.2</div></div> <div><div>Issued: 01/07/2025</div><div>Status: CLS</div></div> <div><div>2</div><div><div>Details:</div><div>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.</div></div></div> <div><div>Maintain all sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas in a proper state of repair and free from hazardous conditions.</div></div> <div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)</div></div> <div><div>Issued: 01/07/2025</div><div>Status: CLS</div></div> <div><div>3</div><div><div>Details:</div><div>Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</div></div></div> <div><div>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</div></div> <div><div>Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) from the public right-of-way: swale, public view, sidewalks, and streets to be removed after pickup no later than the same day collection is scheduled to occur.</div></div>				

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	<p><b>Code:</b> Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)a. &amp; b. Palm Beach County Codes &amp; Ordinances - Chapter 25-1(c)(1)g. <b>Issued:</b> 01/07/2025 <b>Status:</b> CLS</p>
4	<p><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.</p> <p>Cease using recreational vehicles, boats, sports vehicles and/or trailers for living, sleeping or housekeeping purposes.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.d <b>Issued:</b> 01/07/2025 <b>Status:</b> CLS</p>
5	<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 BUT NOT LIMITED TO (WHITE FENCE, WOOD FENCE AND METAL FENCE) has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the FENCE BUT NOT LIMITED TO (WHITE FENCE, WOOD FENCE AND METAL FENCE) or remove the FENCE BUT NOT LIMITED TO (WHITE FENCE, WOOD FENCE AND METAL FENCE).</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/07/2025 <b>Status:</b> CLS</p>
6	<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, DRIVEWAY has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the DRIVEWAY or remove the DRIVEWAY.</p> <p>Prior to submitting a permit application, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/07/2025 <b>Status:</b> CLS</p>
7	<p><b>Details:</b> Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</p> <p>Cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 ( c) <b>Issued:</b> 01/07/2025 <b>Status:</b> CLS</p>

Agenda No.: 055

Respondent: VILLATORO ROOFING LLC

Situs Address: 447 Tall Pines Rd, West Palm Beach, FL

PCN: 00-42-43-35-02-003-0107

Complexity Level: -

509 Fleming Ave, Lake Worth, FL 33463-2011

Violations:

Status: Removed

CEO: Nedssa Miranda

Case No: C-2024-10110001

Zoned: RM

1	<p><b>Details:</b> Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p>Obtain a Permit for the Site Development</p> <p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1 <b>Issued:</b> 10/15/2024 <b>Status:</b> CLS</p>
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2	<p><b>Details:</b> 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.</p> <p>More specifically, obtain proper permit for the Site development.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10 <b>Issued:</b> 10/15/2024 <b>Status:</b> CLS</p>
10	<p><b>Details:</b> • Removal of native and non-native vegetation without an ERM issued Vegetation Removal Approval. This action is a violation of Article 14.C.12 (A) Violations which states that " A violation shall be: The alteration or removal of up to 1,500 square feet of native vegetation without an approval from ERM, unless expressly exempt under this Chapter. Alteration or removal of each additional 1,500 square feet of native vegetation or portion thereof in violation of this chapter shall constitute a separate and additional violation."</p> <p>• ULDC 14C.7.B provides that commercial projects and projects requiring Development Officer Review (DRO) shall apply to ERM for approval to remove native vegetation.</p> <p><b>Code:</b> Unified Land Development Code - 14C.7.B <b>Issued:</b> 10/15/2024 <b>Status:</b> CLS</p>

<b>Agenda No.:</b> 056	<b>Complexity Level:</b> 1	<b>Status:</b> Active		
<b>Respondent:</b> 8188 JOG RD LLC 1201 Hays St, Tallahassee, FL 32301		<b>CEO:</b> Joanna Mirodias		
<b>Situs Address:</b> 8188 S Jog Rd, 201, Boynton Beach, FL		<b>Case No:</b> C-2024-08190033		
<b>PCN:</b> 00-42-45-15-13-001-0000		<b>Zoned:</b> RS		
<b>Violations:</b>	<table><tr><td>1</td><td><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, interior improvements in suite 201 have been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 09/12/2024 <b>Status:</b> CEH</td></tr></table>		1	<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, interior improvements in suite 201 have been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 09/12/2024 <b>Status:</b> CEH
1	<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, interior improvements in suite 201 have been erected or installed without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 09/12/2024 <b>Status:</b> CEH			
cc: 8188 Jog Rd Llc				

<b>Agenda No.:</b> 057	<b>Complexity Level:</b> -	<b>Status:</b> Active		
<b>Respondent:</b> Anita Cannon a.k.a Anita Solomon 6615 Boynton Beach Blvd, Apt 767, Boynton Beach, FL 33437-3526		<b>CEO:</b> Joanna Mirodias		
<b>Situs Address:</b> 4219 Old Boynton Rd, Boynton Beach, FL		<b>Case No:</b> C-2025-01220018		
<b>PCN:</b> 00-42-45-24-03-000-0390		<b>Zoned:</b> RS		
<b>Violations:</b>	<table><tr><td><b>1</b></td><td><b>Details:</b> All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36 <b>Issued:</b> 01/30/2025 <b>Status:</b> CEH</td></tr></table>		<b>1</b>	<b>Details:</b> All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36 <b>Issued:</b> 01/30/2025 <b>Status:</b> CEH
<b>1</b>	<b>Details:</b> All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36 <b>Issued:</b> 01/30/2025 <b>Status:</b> CEH			

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2	<p><b>Details:</b> All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the interior walls, ceilings, vanities, doors, and door frames are damaged.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m) Palm Beach County Property Maintenance Code - Section 14-34 (c)</p> <p><b>Issued:</b> 01/30/2025 <b>Status:</b> CEH</p>
3	<p><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p><b>Issued:</b> 01/30/2025 <b>Status:</b> CEH</p>
4	<p><b>Details:</b> Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than 16 mesh per inch.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-43 (a) (1)</p> <p><b>Issued:</b> 01/30/2025 <b>Status:</b> CEH</p>
5	<p><b>Details:</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. More specifically, electrical outlets are missing wall plates/covers, the exterior light fixtures are in disrepair, and the smoke detector is not secure.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3) Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)</p> <p><b>Issued:</b> 01/30/2025 <b>Status:</b> CEH</p>
6	<p><b>Details:</b> It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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, with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.1</p> <p><b>Issued:</b> 01/30/2025 <b>Status:</b> CEH</p>

cc: Anita Cannon A.K.A Anita Solomon

<b>Agenda No.:</b> 058	<b>Complexity Level:</b> 1	<b>Status:</b> Active		
<b>Respondent:</b> Castellon, Jose; Castellon, Guadalupe Velasquez 440 Tuskegee Dr, Lake Worth, FL 33462-2120		<b>CEO:</b> Joanna Mirodias		
<b>Situs Address:</b> 440 Tuskegee Dr, Lake Worth, FL		<b>Case No:</b> C-2024-12100019		
<b>PCN:</b> 00-43-45-06-03-009-0250		<b>Zoned:</b> RM		
<b>Violations:</b>	<table><tr><td><b>1</b></td><td><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 01/23/2025 <b>Status:</b> CEH</td></tr></table>		<b>1</b>	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 01/23/2025 <b>Status:</b> CEH
<b>1</b>	<b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 01/23/2025 <b>Status:</b> CEH			

<b>Agenda No.:</b> 059	<b>Complexity Level:</b> 1	<b>Status:</b> Active		
<b>Respondent:</b> Sergiles, Noe; Clervoyant, Enique 1298 W Frangipani Cir, Lake Worth, FL 33462-5108		<b>CEO:</b> Joanna Mirodias		
<b>Situs Address:</b> 1298 Frangipani Cir, Lake Worth, FL		<b>Case No:</b> C-2024-09190019		
<b>PCN:</b> 00-43-45-09-11-014-0270		<b>Zoned:</b> RM		
<b>Violations:</b>	<table><tr><td>1</td><td><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, the fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/04/2024 <b>Status:</b> CLS</td></tr></table>		1	<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, the fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/04/2024 <b>Status:</b> CLS
1	<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, the fence has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/04/2024 <b>Status:</b> CLS			

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4	<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, the shed/accessory structure has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 11/04/2024</p> <p><b>Status:</b> CEH</p>
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<b>Agenda No.:</b> 060	<b>Complexity Level:</b> 1	<b>Status:</b> Active								
<b>Respondent:</b> LA, Phuong P 7390 Langston Ct, Lake Worth, FL 33467-7744		<b>CEO:</b> Joanna Mirodias								
<b>Situs Address:</b> 7390 Langston Ct, Lake Worth, FL		<b>Case No:</b> C-2024-08140042								
<b>PCN:</b> 00-42-45-09-09-000-0370		<b>Zoned:</b> RTS								
<b>Violations:</b>	<table><tr><td>1</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, the extended concrete pad/patio has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 09/17/2024</p><p><b>Status:</b> CEH</p></td></tr><tr><td>2</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, the pergola has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 09/17/2024</p><p><b>Status:</b> CEH</p></td></tr><tr><td>3</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, the vinyl fence/gate has been erected or installed without a valid building permit.</p><p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p><p><b>Issued:</b> 09/17/2024</p><p><b>Status:</b> CEH</p></td></tr><tr><td>4</td><td><p><b>Details:</b> 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:</p><p>a. The barrier must be at least four (4) feet high on the outside.</p><p>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.</p><p>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.</p><p>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.</p><p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p><p><b>Issued:</b> 09/17/2024</p><p><b>Status:</b> CEH</p></td></tr></table>		1	<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, the extended concrete pad/patio has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/17/2024</p> <p><b>Status:</b> CEH</p>	2	<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, the pergola has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/17/2024</p> <p><b>Status:</b> CEH</p>	3	<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, the vinyl fence/gate has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/17/2024</p> <p><b>Status:</b> CEH</p>	4	<p><b>Details:</b> 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:</p> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p> <p><b>Issued:</b> 09/17/2024</p> <p><b>Status:</b> CEH</p>
1	<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, the extended concrete pad/patio has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/17/2024</p> <p><b>Status:</b> CEH</p>									
2	<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, the pergola has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/17/2024</p> <p><b>Status:</b> CEH</p>									
3	<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, the vinyl fence/gate has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/17/2024</p> <p><b>Status:</b> CEH</p>									
4	<p><b>Details:</b> 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:</p> <p>a. The barrier must be at least four (4) feet high on the outside.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)</p> <p><b>Issued:</b> 09/17/2024</p> <p><b>Status:</b> CEH</p>									

<b>Agenda No.:</b> 061	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Reardon, Patrick; Reardon, Patrick Melvin II 3740 Barkis Ave, Boynton Beach, FL 33436-2702		<b>CEO:</b> Joanna Mirodias
<b>Situs Address:</b> 3740 Barkis Ave, Boynton Beach, FL		<b>Case No:</b> C-2024-07290011
<b>PCN:</b> 00-43-45-19-02-002-0021		<b>Zoned:</b> RS

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	1	<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, the extended driveway has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/08/2024</p> <p><b>Status:</b> CEH</p>
	2	<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, the attached rear porch/metal roof structure on the southeast side has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/08/2024</p> <p><b>Status:</b> CEH</p>

<b>Agenda No.:</b> 062	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Ruiz, Gilbert; Ruiz, Elia Cimadevilla 3828 Barkis Ave, Boynton Beach, FL 33436-2715		<b>CEO:</b> Joanna Mirodias
<b>Situs Address:</b> 3828 Barkis Ave, Boynton Beach, FL		<b>Case No:</b> C-2024-07290010
<b>PCN:</b> 00-43-45-19-01-007-0080		<b>Zoned:</b> RS
Violations:	1	<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, the attached rear aluminum roofed structure has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/02/2024</p> <p><b>Status:</b> CEH</p>
	2	<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, the fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/02/2024</p> <p><b>Status:</b> CEH</p>
	3	<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, the shed located on the southwest side has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 08/02/2024</p> <p><b>Status:</b> CEH</p>

<b>Agenda No.:</b> 063	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> SJAM CONSTRUCTION MANAGEMENT L.L.C. 396 NW 159 St, Miami, FL 33169		<b>CEO:</b> Joanna Mirodias
<b>Situs Address:</b> 705 Belle Glade Rd, Pahokee, FL		<b>Case No:</b> C-2024-11010001
<b>PCN:</b> 00-37-42-20-01-010-0010		<b>Zoned:</b> CG
Violations:	1	<p><b>Details:</b> The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Commercial vehicles are being stored on the lot without an approved Development Order.</p>

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

<b>Code:</b> Unified Land Development Code - 1.A.2	<b>Status:</b> CEH
<b>Issued:</b> 11/01/2024	

cc: Sjam Construction Management L.L.C.

Agenda No.: 064

Respondent: SJAM CONSTRUCTION MANAGEMENT L.L.C.

Situs Address: 721 Belle Glade Rd, Pahokee, FL

PCN: 00-37-42-20-01-009-0090

Violations:

Complexity Level: 1

396 NW 159 St, Miami, FL 33169 United States

271 Belle Glade Rd, Pahokee, FL

00-37-42-20-01-009-0090

1

Details:

The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

Observation: Commercial vehicles, a shipping container, and fill dirt are being stored on the lot without an approved Development Order.

Code: Unified Land Development Code - 1.A.2

Issued: 11/01/2024

Status: CEH

Status: Active

CEO: Joanna Mirodias

Case No: C-2024-11010002

Zoned: CG

cc: Sjam Construction Management L.L.C.

Agenda No.: 065

Respondent: ADDISON PLACE APTS PROP OWNER LLC

Situs Address: 21950 Mizner Way, Boca Raton, FL

PCN: 00-42-47-20-15-004-0000

Violations:

Complexity Level: -

1200 S Pine Island, Plantation, FL 33324 United States

21950 Mizner Way, Boca Raton, FL

00-42-47-20-15-004-0000

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, red VW car with flat tire between 8043-8077 and various items including tool box in same location.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 01/15/2025

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. More specifically, jet skis and trailers parked between 8043-8077, 8103-8136 and 8166-8180.

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

Issued: 01/15/2025

Status: CLS

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. Numerous jet skis and trailers.

Code: Unified Land Development Code - 6.D.1.A.3.c

Issued: 01/15/2025

Status: CLS

Status: Removed

CEO: Adam F Moulton

Case No: C-2025-01150001

Zoned: RS

cc: Addison Place Apts Prop Owner Llc  
Addison Place Apts Prop Owner Llc

Agenda No.: 066

Respondent: Cordero, Ana; Kolin, Roberta

Situs Address: 6768 Canary Palm Cir, Boca Raton, FL

PCN: 00-42-47-27-26-002-0060

Violations:

Complexity Level: -

6768 Canary Palm Cir, Boca Raton, FL 33433-6462

6768 Canary Palm Cir, Boca Raton, FL

00-42-47-27-26-002-0060

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, screened porch enclosure has been converted into a closed structure with concrete work observed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Status: Active

CEO: Adam F Moulton

Case No: C-2024-10290013

Zoned: AR

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Print Date: 4/18/2025 04:15 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

	Issued: 10/30/2024	Status: CEH
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Agenda No.: 067

Respondent: DEERHURST LAKES PARTNERSHIP

Situs Address: 6061 SW 18th St, Boca Raton, FL

PCN: 00-42-47-34-26-001-0000

Violations:

Complexity Level: -

7805 SW 6th Ct, Plantation, FL 33324-3203

6061 SW 18th St, Boca Raton, FL

00-42-47-34-26-001-0000

Status: Active

CEO: Adam F Moulton

Case No: C-2025-02120022

Zoned: CG

1

Details: Banners, streamers, pennants, balloons and other signs made of lightweight fabric, plastic or similar material, are prohibited. More specifically, banner at Doctor Chicka and leasing banner for Ripco Real Estate attached to building.

Code: Unified Land Development Code - 8.C.1

Issued: 02/12/2025

Status: CEH

2

Details: Any sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, "A-frame" or sandwich type, sidewalk or curb signs, blank copy signs, and unanchored signs is prohibited. More specifically, A frame signs placed on sidewalk for Seda Dental and A frame sign placed in front of Seda Dental.

Code: Unified Land Development Code - 8.C.4

Issued: 02/12/2025

Status: CEH

cc: Deerhurst Lakes Partnership

Agenda No.: 068

Respondent: Meringolo, Philip; Meringolo, Dina

Situs Address: 6829 Via Regina, Boca Raton, FL

PCN: 00-42-47-34-15-037-0050

Violations:

Complexity Level: -

1699 S Federal Hwy, Boca Raton, FL 33432

6829 Via Regina, Boca Raton, FL

00-42-47-34-15-037-0050

Status: Active

CEO: Adam F Moulton

Case No: C-2024-05070083

Zoned: RS

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, Impact windows and slid doors windows have been installed without a valid building permit.

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

Issued: 06/20/2024

Status: SIT

cc: Meringolo, Dina  
Meringolo, Philip

Agenda No.: 069

Respondent: Rangel, Arlexson Ferreira; Rangel, Maria

Situs Address: 9313 SW 3rd St, Boca Raton, FL

PCN: 00-42-47-30-07-025-0130

Violations:

Complexity Level: -

9313 SW 3rd St, Boca Raton, FL 33428-4511

9313 SW 3rd St, Boca Raton, FL

00-42-47-30-07-025-0130

Status: Active

CEO: Adam F Moulton

Case No: C-2024-07290002

Zoned: RM

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, an overhang porch addition has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 07/30/2024

Status: SIT

Agenda No.: 070

Respondent: ROBBINS, ERIC J

Situs Address: 6580 Via Regina, Boca Raton, FL

PCN: 00-42-47-34-15-014-0120

Complexity Level: -

6580 Via Regina, Boca Raton, FL 33433-3909

6580 Via Regina, Boca Raton, FL

00-42-47-34-15-014-0120

Status: Active

CEO: Adam F Moulton

Case No: C-2024-05070123

Zoned: RS

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Print Date: 4/18/2025 04:15 PM



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Rear Sliding Glass Doors have been installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 07/19/2024</div><div>Status: SIT</div></div></div>
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Agenda No.: 071

Complexity Level: -

Status: Active

Respondent: STANFORD LAKE HOTEL INC

CEO: Adam F Moulton

7920 Glades, Boca Raton, FL 33434 United States

Situs Address: 7920 Glades Rd, Boca Raton, FL

Case No: C-2025-01150004

PCN: 00-42-47-16-00-000-7050

Zoned: CG

Violations:	<div><div>1</div><div><div>Details:</div><div>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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 01/17/2025</div><div>Status: SIT</div></div></div> <div><div>2</div><div><div>Details:</div><div>The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</div><div>Observation: Numerous storage containers dropped in the South West area of parking lot.</div><div>Code: Unified Land Development Code - 1.A.2</div><div>Issued: 01/17/2025</div><div>Status: SIT</div></div></div>
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cc: Stanford Lake Hotel Inc

Agenda No.: 072

Complexity Level: 1

Status: Active

Respondent: CAMBAR, ALMA L; CAMBAR, JUAN C

CEO: Nick N Navarro

840 Caroline Ave, West Palm Bch, FL 33413-1225

Situs Address: 840 Caroline Ave, West Palm Beach, FL

Case No: C-2024-04260008

PCN: 00-42-43-35-06-003-0220

Zoned: RM

Violations:	<div><div>2</div><div><div>Details:</div><div>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.</div><div>&gt;&gt; More specifically, permit # E-2022-038094-0000 2 , for Solar-Photovoltaic, has become inactive or expired. Re-activate it through the Permit Center.</div><div>Inactive Permits: pzb-inactive@pbc.gov</div><div>Permit Customer Service: 561-233-5119</div><div>Permit Apply online: <a href="https://www.pbcgov.org/epzb">https://www.pbcgov.org/epzb</a></div><div>Permit Email: PZB-BLD-PermitAssist@pbcgov.org</div><div>Permit Office: 2300 N. Jog Road - W.P.B, FL 33411</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1</div><div>Issued: 04/26/2024</div><div>Status: CEH</div></div></div>
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cc: Code Compliance

Agenda No.: 073

Complexity Level: -

Status: Removed

Respondent: Boggess, John Anthony; Boggess, Anna

CEO: Steve R Newell

2136 Ardley Ct, North Palm Beach, FL 33408-2148

Situs Address: 2136 Ardley Ct, North Palm Beach, FL

Case No: C-2025-01290018

PCN: 00-43-41-32-08-005-0050

Zoned: RS

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div>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.<div>Code: Unified Land Development Code - 6.D.1.A.1.b</div><div>Issued: 01/31/2025</div><div>Status: CLS</div></div></div>
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Agenda No.:	074	Complexity Level: -	Status: Active
Respondent:	Madgett, Blake		CEO: Steve R Newell
	14704 Black Bear Rd, Palm Beach Gardens, FL 33418-7921		
Situs Address:	14704 Black Bear Rd, Palm Beach Gardens, FL	Case No:	C-2024-12270013
PCN:	00-41-41-20-01-004-0730	Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div>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.<div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 12/31/2024</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div>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 pole barns has been erected or installed without a valid building permit.<div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 12/31/2024</div><div>Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div>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 pole barns has been erected or installed without a valid building permit.<div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 12/31/2024</div><div>Status: CEH</div></div></div> <div><div>4</div><div><div>Details:</div>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 covered porch to the north side of the house has been erected or installed without a valid building permit.<div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 12/31/2024</div><div>Status: CEH</div></div></div>		

Agenda No.:	075	Complexity Level: -	Status: Active
Respondent:	Perez, Alfredo E; Samaniego-Perez, Evie-Ann		CEO: Steve R Newell
	16230 77th Trl N, Palm Beach Gardens, FL 33418-7470		
Situs Address:	16230 77th Trl N, Palm Beach Gardens, FL	Case No:	C-2025-01020007
PCN:	00-42-41-09-00-000-7290	Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure has been erected or installed without a valid building permit.<div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 01/07/2025</div><div>Status: CEH</div></div></div>		

cc: Samaniego-Perez, Evie-Ann

Agenda No.:	076	Complexity Level: -	Status: Active
Respondent:	Turpin, James E Jr; Turpin, Stacey E		CEO: Steve R Newell
	3155 Grove Rd, Palm Beach Gardens, FL 33410-2441		
Situs Address:	3155 Grove Rd, Palm Beach Gardens, FL	Case No:	C-2024-12310004

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

PCN: 00-43-41-31-02-018-0050		Zoned: RM	
Violations:	<div>2<div><div>Details:</div><div>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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 01/03/2025</div><div>Status: CEH</div></div></div>		

Agenda No.: 077

Respondent: Wilkes, John W

2147 Ardley Ct, North Palm Beach, FL 33408-2164

Situs Address: 2147 Ardley Ct, North Palm Beach, FL

PCN: 00-43-41-32-08-004-0150

Violations:

Complexity Level: -

Status: Active

CEO: Steve R Newell

Case No: C-2025-01300015

Zoned: RS

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: 01/31/2025

Status: CEH

Agenda No.: 078

Respondent: Wu, Rong Zhong

4581 Arthur St, Palm Beach Gardens, FL 33418-5733

Situs Address: 4772 Arthur St, Palm Beach Gardens, FL

PCN: 00-42-42-13-09-002-0021

Violations:

Complexity Level: -

Status: Active

CEO: Steve R Newell

Case No: C-2025-01230005

Zoned: RM

1

Details:

Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.

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

Issued: 01/24/2025

Status: CEH

Agenda No.: 079

Respondent: Zhou, Peiling

4669 Arthur St, Palm Bch Gdns, FL 33418-5735

Situs Address: 3885 Kenas St, West Palm Beach, FL

PCN: 00-43-42-18-09-000-0492

Violations:

Complexity Level: -

Status: Active

CEO: Steve R Newell

Case No: C-2025-02040017

Zoned: RM

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: 02/04/2025

Status: CEH

Agenda No.: 080

Respondent: GUARDIAN ELYSIUM, LLC

1200 South Pine Island Rd, Plantation, FL 33324

Situs Address: 7085 Merganser Ct, Building 2, Lake Worth, FL

PCN: 00-42-45-10-19-007-0000

Violations:

Complexity Level: 2

Status: Active

CEO: Richard W Padgett

Case No: C-2025-01170007

Zoned: PUD

1

Details:

All required WHP units shall be rented only in the designated income categories corresponding to the WHP obligation of the Subject Development, at or below the prices established by Palm Beach County.

Code: Unified Land Development Code - 5.G.1.D.2.d

Issued: 01/17/2025

Status: CEH

2

Details:

It is a violation of this Code if the project has failed to maintain a minimum of 90 percent of its WHP unit obligation for more than 60 consecutive days, has failed to make a non-compliant WHP rental unit compliant within ten business days of written notice provided by the Planning Director or designee, or has failed to provide additional compliance documentation requested by the Planning Director or designee within ten business days of the written request provided by the Planning Director.

Code: Unified Land Development Code - 5.G.1.D.2.f

Issued: 01/17/2025

Status: CEH

cc: Guardian Elysium, Llc

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM**

<b>Agenda No.:</b> 081	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Brentwood BFR LP		<b>CEO:</b> Patrick L Prentice
	801 US Highway 1, North Palm Beach, FL 33408	
<b>Situs Address:</b> 22730 Camino Del Mar, Boca Raton, FL		<b>Case No:</b> C-2024-08190027
<b>PCN:</b> 00-42-47-26-22-001-0000		<b>Zoned:</b> AR

2	<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. Specifically, permit #B-2021-042560-0000 (Site Development) has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1</p> <p><b>Issued:</b> 08/21/2024</p> <p><b>Status:</b> CEH</p>
3	<p><b>Details:</b> 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. Specifically, permit #B-2021-042560-0000 (Site Development).</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 111.5</p> <p><b>Issued:</b> 08/21/2024</p> <p><b>Status:</b> CEH</p>

<b>Agenda No.:</b> 082	<b>Complexity Level:</b> 3	<b>Status:</b> Active
<b>Respondent:</b> Bridgewood Mid-Rise Condominium I Association, INC. 980 N Federal Hwy, Ste 440, Boca Raton, FL 33432		<b>CEO:</b> Patrick L Prentice
<b>Situs Address:</b> 1700 Bridgewood Dr, Boca Raton, FL		<b>Case No:</b> C-2023-09180013
<b>PCN:</b>		<b>Zoned:</b>

<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. Specifically, water is leaking into 1766 Bridgewood Dr from the exterior of the residence.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)</p> <div style="display: flex; justify-content: space-between;"> <span><b>Issued:</b> 09/26/2023</span> <span><b>Status:</b> CEH</span> </div>
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<b>Agenda No.:</b> 083	<b>Complexity Level:</b> 3	<b>Status:</b> Active
<b>Respondent:</b> Flinkman, Dolores		<b>CEO:</b> Patrick L Prentice
1771 Bridgewood Dr, Boca Raton, FL 33434-4141		
<b>Situs Address:</b> 1771 Bridgewood Dr, Boca Raton, FL	<b>Case No:</b> C-2024-02070015	
<b>PCN:</b> 00-42-47-16-03-000-1771	<b>Zoned:</b> AR	

1	<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><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a)</p> <p><b>Issued:</b> 02/07/2024                      <b>Status:</b> CEH</p>
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<b>Agenda No.:</b> 084	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Luzincourt, Fritzman; Jean, Marie F		<b>CEO:</b> Patrick L Prentice
9275 SW 18th St, Boca Raton, FL 33428-2030		
<b>Situs Address:</b> 9275 SW 18th St, Boca Raton, FL		<b>Case No:</b> C-2024-09110005
<b>PCN:</b> 00-42-47-31-06-058-0460		<b>Zoned:</b> RM

<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. Specifically, a concrete driveway addition has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 09/12/2024</p> <p><b>Status:</b> CEH</p>
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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

Agenda No.: 085

Respondent: Parkview Estates at Boca Homeowners Association, INC.  
2295 Corporate Blvd, Ste 140, Boca Raton, FL 33431

Situs Address: 9520 Parkview Ave, Boca Raton, FL

PCN: 00-42-47-19-25-005-0000

Complexity Level: -

Case No: C-2024-05230001

Zoned: RS

Status: Active

CEO: Patrick L Prentice

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, playground equipment has been erected or installed without a valid building permit.

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

Issued: 05/28/2024

5

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. Specifically, the site plan must be updated to include the playground equipment if a permit is obtained.

Code: Unified Land Development Code - 2.A.6.B.4

Issued: 05/28/2024

cc:

Parkview Estates At Boca Homeowners Association, Inc.  
Parkview Estates At Boca Homeowners Association, Inc.  
Parkview Estates At Boca Homeowners Association, Inc.  
Parkview Estates At Boca Homeowners Association, Inc.

Agenda No.: 086

Respondent: JELIC, MILAN; JELIC, DIANA  
11231 Us Highway 1, 326, North Palm Beach, FL 33408-32

Situs Address: 1861 Bomar Dr, North Palm Beach, FL

PCN: 00-43-42-04-03-000-0040

Complexity Level: -

Case No: C-2024-11200010

Zoned: RH

Status: Active

CEO: Ronald Ramos

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, THE ROOF IS IN DISREPAIR. Repair/maintain the roof, flashing, drains, gutters, and downspouts in accordance with Section 14-33 (g).

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

Issued: 11/21/2024

Status:

SIT

Agenda No.: 087

Respondent: Watergate Estates LLC Series 10, a Delaware Limited Liability Company, Trustee of the 11865 Watergate Circle Land Trust Dated February 14, 2024  
6574 N State Road 7, 175, Pompano Beach, FL 33073-3625

Situs Address: 11865 Watergate Cir, Boca Raton, FL

PCN: 00-41-47-36-03-000-6370

Complexity Level: -

Case No: C-2024-11210016

Zoned: AR

Status: Removed

CEO: Teresa G Rouse

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 6-foot metal fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 11/21/2024

Status:

CLS

cc:

Occupant

Agenda No.: 088

Respondent: Boca Chase Property Owners Association, Incorporated  
301 Yamato Rd, Ste 2199, Boca Raton, FL 33431

Situs Address: 10386 180th Pl S, Boca Raton, FL

PCN: 00-41-47-01-03-000-0010

Complexity Level: -

Case No: C-2024-11220002

Zoned: RS

Status: Active

CEO: Teresa G Rouse

ePZB / CE\_Merge\_Agenda.rpt-1070

Page: 37 of 52

Print Date: 4/18/2025 04:15 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div>1</div><div><b>Details:</b> Residential - Single Family, Townhouses, and Multifamily with a maximum of two units shall not be subject to the requirements of Art. 5.E.4.E.3, Submittal Requirements and Art. 5.E.4.E.4, Standards. All permitted outdoor lighting shall be oriented and directed away from adjacent residential uses or adjacent streets that are internal or external to the subject property. More specifically, lights from the Tennis / Pickleball Courts cause light intrusion to the surrounding residential properties. Boca Chase Section One, Plat Book 34 Page 126, Tract A for Recreational Purposes, and is the perpetual maintenance obligation of Boca Chase Property Owners Association, Inc. <b>Code:</b> Unified Land Development Code - 5.E.4.E.2.c.1 <b>Issued:</b> 12/09/2024 <b>Status:</b> CEH</div></div>
cc: Boca Chase Property Owners Association, Incorporated Boca Chase Property Owners Association, Incorporated Boca Chase Property Owners Association, Incorporated	

Agenda No.: 089

Respondent: Boca Greens Country Club Inc  
19642 Trophy Dr, Boca Raton, FL 33498-4633

Situs Address: 19642 Trophy Dr, Boca Raton, FL

PCN: 00-41-47-12-01-000-0040

Complexity Level: -

Case No: C-2024-12090007

Zoned: RE

Status: Active

CEO: Teresa G Rouse

Violations:	<div><div>1</div><div><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. Specifically, a chain link fence has been installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</div></div> <div><div>2</div><div><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. Specifically, a shipping container been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</div></div> <div><div>3</div><div><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. Specifically, a mobile home has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</div></div> <div><div>4</div><div><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. Specifically, a roofed accessory structure has been installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</div></div> <div><div>5</div><div><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. Specifically, a roofed accessory structure has been installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</div></div> <div><div>6</div><div><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. Specifically, a shipping container been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</div></div>
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

7	<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. Specifically, a shipping container been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</p>
8	<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. Specifically, a shipping container been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</p>
9	<p><b>Details:</b> The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: The property located at Boca Greens Plat No. 1, Plat Book 36, Page 122, specifically Tract B-1, which is designated for landscaping purposes, is currently being used for the storage of multiple metal cargo containers, a mobile home, and ancillary structures. This use of the property is in violation of the approved land use and has been undertaken without obtaining the necessary approvals from the Palm Beach County Zoning Division and building permits from the Palm Beach County Building Division.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2</p> <p><b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</p>
10	<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. Specifically, a shipping container been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 12/12/2024 <b>Status:</b> CEH</p>

<b>Agenda No.:</b> 090	<b>Complexity Level:</b> -	<b>Status:</b> Active				
<b>Respondent:</b> Frederique, Romanas 10231 Fanfare Dr, Boca Raton, FL 33428-4270		<b>CEO:</b> Teresa G Rouse				
<b>Situs Address:</b> 22141 Aquila St, Boca Raton, FL		<b>Case No:</b> C-2024-11250012				
<b>PCN:</b> 00-41-47-25-05-012-0180		<b>Zoned:</b> RS				
<b>Violations:</b>	<table><tr><td>1</td><td><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. Specifically, a shed has been erected or installed on the property without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/02/2024 <b>Status:</b> CEH</td></tr><tr><td>2</td><td><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. Specifically, but not limited to, building materials, construction debris, bins, appliances and similar items on the property.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 12/02/2024 <b>Status:</b> CEH</td></tr></table>		1	<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. Specifically, a shed has been erected or installed on the property without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/02/2024 <b>Status:</b> CEH	2	<b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically, but not limited to, building materials, construction debris, bins, appliances and similar items on the property.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 12/02/2024 <b>Status:</b> CEH
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CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

3	<div><div>Details:</div><div>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 on the property without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 12/02/2024</div><div>Status: CEH</div></div>
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cc: Occupant

Agenda No.:	091	Complexity Level: -	Status: Active								
Respondent:	High Performance Home Investments LLC	CEO: Teresa G Rouse									
	9286 SW 5th St, Unit B, Boca Raton, FL 33428-6322										
Situs Address:	23062 Atlantic Cir, Boca Raton, FL	Case No: C-2024-10070023									
PCN:	00-41-47-36-03-000-6840	Zoned: AR									
Violations:	<table><tr><td>1</td><td><div><div>Details:</div><div>Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Specifically, the RV parked on the property is being lived in.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.d</div><div>Issued: 10/20/2024</div><div>Status: CEH</div></div></td><td colspan="2"></td></tr><tr><td>3</td><td><div><div>Details:</div><div>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 6-foot wood fence has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/20/2024</div><div>Status: CEH</div></div></td><td colspan="2"></td></tr></table>			1	<div><div>Details:</div><div>Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Specifically, the RV parked on the property is being lived in.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.d</div><div>Issued: 10/20/2024</div><div>Status: CEH</div></div>			3	<div><div>Details:</div><div>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 6-foot wood fence has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/20/2024</div><div>Status: CEH</div></div>		
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cc: High Performance Home Investments Llc  
Occupant

Agenda No.:	092	Complexity Level: -	Status: Active				
Respondent:	Impressions at Boca Chase Homeowners Association 9B, Inc.	CEO: Teresa G Rouse					
	40 SE 5th St, 610, Boca Raton, FL 33432						
Situs Address:	IMPRESSIONS at BOCA CHASE Plat Book 62, Page 38	Case No: C-2024-11190021					
PCN:		Zoned: RR-PUD					
Violations:	<table><tr><td>1</td><td><div><div>Details:</div><div>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.</div><div></div><div>Per Plat 62 Book 38 under Description and Dedication sheet 1 of 3, item number 10, Tract G, is hereby dedicated to and shall be the perpetual maintenance obligation of The Impressions at Boca Chase Homeowners Association 9B, Inc., and its successors and/or assigns for water management, canal and Drainage Easement purposes without recourse to Palm Beach County. Specifically, but not limited to a dead tree has fallen into the lake and needs to be removed.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 12/19/2024</div><div>Status: CEH</div></div></td><td colspan="2"></td></tr></table>			1	<div><div>Details:</div><div>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.</div><div></div><div>Per Plat 62 Book 38 under Description and Dedication sheet 1 of 3, item number 10, Tract G, is hereby dedicated to and shall be the perpetual maintenance obligation of The Impressions at Boca Chase Homeowners Association 9B, Inc., and its successors and/or assigns for water management, canal and Drainage Easement purposes without recourse to Palm Beach County. Specifically, but not limited to a dead tree has fallen into the lake and needs to be removed.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 12/19/2024</div><div>Status: CEH</div></div>		
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cc: Impressions At Boca Chase Homeowners Association 9b, Inc.

Agenda No.:	093	Complexity Level: -	Status: Active				
Respondent:	Joseph, Walme	CEO: Teresa G Rouse					
	10837 Winding Creek Way, Boca Raton, FL 33428-5658						
Situs Address:	10837 Winding Creek Way, Boca Raton, FL	Case No: C-2024-11180026					
PCN:	00-41-47-25-09-000-2020	Zoned: RS					
Violations:	<table><tr><td>1</td><td><div><div>Details:</div><div>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, a landscape trailer is parked in the front setback of the property.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b</div><div>Issued: 11/19/2024</div><div>Status: CEH</div></div></td><td colspan="2"></td></tr></table>			1	<div><div>Details:</div><div>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, a landscape trailer is parked in the front setback of the property.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b</div><div>Issued: 11/19/2024</div><div>Status: CEH</div></div>		
1	<div><div>Details:</div><div>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, a landscape trailer is parked in the front setback of the property.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b</div><div>Issued: 11/19/2024</div><div>Status: CEH</div></div>						



CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

2	<p><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. Specifically, a landscape trailer is being parked in the front setbacks. Please screen the trailer from view or remove.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c</p> <p><b>Issued:</b> 11/19/2024</p> <p><b>Status:</b> CEH</p>
3	<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. Specifically, a 6-foot fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p><b>Issued:</b> 11/19/2024</p> <p><b>Status:</b> CEH</p>
4	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicles are parking on the grass which is not considered an improved surface.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2</p> <p><b>Issued:</b> 11/19/2024</p> <p><b>Status:</b> CEH</p>

<b>Agenda No.:</b> 094	<b>Complexity Level:</b> -	<b>Status:</b> Active						
<b>Respondent:</b> Stephanie Ivanov, Life Tenant; Hicks, Eric; Hicks, Darrin 9721 Alaska Cir, Boca Raton, FL 33434-2701		<b>CEO:</b> Teresa G Rouse						
<b>Situs Address:</b> 9721 Alaska Cir, Boca Raton, FL		<b>Case No:</b> C-2024-08210017						
<b>PCN:</b> 00-42-47-07-03-007-0020		<b>Zoned:</b> AR						
<b>Violations:</b>	<table><tr><td>1</td><td><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. Specifically, but not limited to, inoperable vehicle parked in the driveway, vehicle jacks, auto parts, tires, and similar items on the property.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH</td></tr><tr><td>2</td><td><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. Specifically, a gazebo has been erected or installed on the property without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH</td></tr><tr><td>4</td><td><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. Specifically, there are vehicles, and a trailer parked on property that are not being screened from surrounding roads and lots.  <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH</td></tr></table>		1	<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. Specifically, but not limited to, inoperable vehicle parked in the driveway, vehicle jacks, auto parts, tires, and similar items on the property.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH	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. Specifically, a gazebo has been erected or installed on the property without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH	4	<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. Specifically, there are vehicles, and a trailer parked on property that are not being screened from surrounding roads and lots.  <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH
1	<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. Specifically, but not limited to, inoperable vehicle parked in the driveway, vehicle jacks, auto parts, tires, and similar items on the property.  <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH							
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. Specifically, a gazebo has been erected or installed on the property without a valid building permit.  <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH							
4	<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. Specifically, there are vehicles, and a trailer parked on property that are not being screened from surrounding roads and lots.  <b>Code:</b> Unified Land Development Code - 6.D.1.A.3.c <b>Issued:</b> 10/03/2024 <b>Status:</b> CEH							

<b>Agenda No.:</b> 095	<b>Complexity Level:</b> -	<b>Status:</b> Removed
<b>Respondent:</b> T & C Pinto LLC 8560 Eagle Run Dr, Boca Raton, FL 33434-5430		<b>CEO:</b> Teresa G Rouse
<b>Situs Address:</b> 11157 Mohawk St, Boca Raton, FL		<b>Type:</b> Life Safety
<b>PCN:</b> 00-41-47-26-02-027-0120		<b>Case No:</b> C-2025-03190002
		<b>Zoned:</b> RS

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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:<div>a. The barrier must be at least four (4) feet high on the outside.<div>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.<div>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</div></div></div><div>More specifically, the approved swimming pool barrier has been removed, the pool is open and accessible. Immediately install a 4-foot mesh barrier around the pool until a permanent barrier can be installed.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 03/19/2025 Status: CLS</div></div></div></div>
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cc: T & C Pinto Llc  
T & C Pinto Llc

Agenda No.:	096	Complexity Level: -	Status: Active
Respondent:	Vila Crystal LLC 20379 W Country Club Dr, Apt 1639, Aventura, FL 33180-1664		CEO: Teresa G Rouse
Situs Address:	10712 Sandalfoot Blvd, Boca Raton, FL	Case No:	C-2024-11100001
PCN:	00-41-47-25-02-000-3420	Zoned:	AR
Violations:	<div><div>1</div><div><div>Details:</div><div>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 6-foot wood fence has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/14/2024 Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>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, alternations to the entrance stairs and landing have been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/14/2024 Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>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, but not limited to, construction materials, construction debris, trash, and similar items.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 11/14/2024 Status: CEH</div></div></div> <div><div>4</div><div><div>Details:</div><div>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, exterior alterations have been erected or installed to the structure without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 11/14/2024 Status: CEH</div></div></div>		

cc: Vila Crystal Llc

Agenda No.:	097	Complexity Level: -	Status: Active
Respondent:	BAF ASSETS LLC 1201 Hays St, Tallahassee, FL 32301		CEO: Omar J Sheppard
Situs Address:	11382 59th St N, West Palm Beach, FL	Case No:	C-2024-10020018

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

PCN: 00-41-43-02-00-000-1082Zoned: AR

Violations:	3	<b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (j) <b>Issued:</b> 10/16/2024 <b>Status:</b> CEH
	4	<b>Details:</b> All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (c) <b>Issued:</b> 10/16/2024 <b>Status:</b> CEH
	5	<b>Details:</b> Every stair, ramp, balcony, porch, deck or other walking surface shall be maintained structurally sound and be capable of supporting the imposed loads. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (f) <b>Issued:</b> 10/16/2024 <b>Status:</b> CEH
	6	<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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 10/16/2024 <b>Status:</b> CEH
	7	<b>Details:</b> All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-34 (c) <b>Issued:</b> 10/16/2024 <b>Status:</b> CEH
	8	<b>Details:</b> All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (f) <b>Issued:</b> 10/16/2024 <b>Status:</b> CEH
	9	<b>Details:</b> All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-36 <b>Issued:</b> 10/16/2024 <b>Status:</b> CEH

cc: Baf Assets Llc  
Baf Assets Llc

<b>Agenda No.:</b> 098	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Rankin, Jane R; Colon, Sheena 12455 59th St N, Royal Palm Beach, FL 33411-8547		<b>CEO:</b> Omar J Sheppard
<b>Situs Address:</b> 12455 59th St N, West Palm Beach, FL		<b>Case No:</b> C-2024-09230004
<b>PCN:</b> 00-41-43-03-00-000-1700		<b>Zoned:</b> AR
Violations:	1	<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 concrete wall has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/01/2024 <b>Status:</b> CEH
	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, remodeling to include but not limited to a downstairs living addition has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 10/01/2024 <b>Status:</b> CEH

**Agenda No.:** 099  
**Respondent:** VISION INVESTMENT LLC  
9216 Equus Cir, Boynton Beach, FL 33472

**Complexity Level:** -  
**Status:** Active  
**CEO:** Omar J Sheppard

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

Situs Address: 37040 Old Conners Hwy, Canal Point, FL

PCN: 00-37-41-33-03-025-0070

Violations:

Case No: C-2024-10040014

Zoned: CG

1

Details: The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.

This property has received authorization for use as an office within the General Commercial (CG) district. During a recent inspection, it was observed that multiple vehicles were stationed at the property, exhibiting varying degrees of disrepair.

Code: Unified Land Development Code - 1.A.2

Issued: 10/25/2024

Status: CEH

cc: Vision Investment Llc

Agenda No.:	100	Complexity Level: -	Status: Active
Respondent:	Jeanpierre, Shavon E		CEO: Christina G Stodd
	16931 78th Rd N, Loxahatchee, FL 33470		
Situs Address:	16931 78th Rd N, Loxahatchee, FL	Case No:	C-2025-01220009
PCN:	00-40-42-25-00-000-3350	Zoned:	AR
Violations:	<div><div>1</div><div><div>Details: The purpose and intent of these regulations is to mitigate potential adverse environmental impacts, pathogens, and other nuisances associated with the inappropriate use or disposal of livestock waste received from off-site sources.</div><div>Adverse impacts include but are not limited to ground and surface water pollution due to excessive nutrient discharge, specifically nitrogen or phosphorus; odors or other nuisance from improperly stored, composted, or spread livestock waste. The storage or spreading of livestock waste that is received from off-site sources is prohibited unless in compliance with Art. 5.J.3.A. and Art. 5.J.3.B. Manure is allowed to be accepted from offsite sources to be used as an amendment to the soil. Composting of livestock waste is prohibited in the Glades Tier.</div><div><div>Code: Unified Land Development Code - 5.J.1; 5.J.3</div><div>Issued: 01/29/2025</div><div>Status: SIT</div></div></div></div> <div><div>2</div><div><div>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,</div><div>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, for the loads of fill brought into the property.</div><div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 110.10</div><div>Issued: 01/29/2025</div><div>Status: SIT</div></div></div></div> <div><div>3</div><div><div>Details: All structures shall be kept free from insect and vermin infestation. All structures in which insects or vermin are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. More specifically, infestation of flies at the property.</div><div><div>Code: Palm Beach County Property Maintenance Code - Section 14-36</div><div>Issued: 01/29/2025</div><div>Status: SIT</div></div></div></div>		

Agenda No.: 101

Respondent: Kiwajko, Leon

131 Siesta Way, Palm Beach Gardens, FL 33418-1743

Complexity Level: -

Status: Active

CEO: Christina G Stodd

ePZB / CE\_Merge\_Agenda.rpt-1070

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Print Date: 4/18/2025 04:15 PM

CODE COMPLIANCE

SPECIAL MAGISTRATE HEARING AGENDA

MAY 07, 2025 9:00 AM

Situs Address: 13528 54th St N, West Palm Beach, FL

Case No: C-2024-08280001

PCN: 00-41-43-04-00-000-7900

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 and gates has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 08/29/2024

Status: SIT

2

Details:

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 08/29/2024

Status: SIT

cc: Martinez, George

Agenda No.: 102

Complexity Level: -

Status: Active

Respondent: Mason, Dyonia; Mason, Annie

CEO: Christina G Stodd

15505 88th Pl N, Loxahatchee, FL 33470-2877

Situs Address: 15505 88th Pl N, Loxahatchee, FL

Case No: C-2024-10020008

PCN: 00-41-42-19-00-000-3220

Zoned: AR

Violations:

2

Details:

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to in-opt vehicles and tires observed openly stored.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)

Issued: 10/08/2024

Status: CEH

3

Details:

It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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 with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a

Issued: 10/08/2024

Status: CEH

Agenda No.: 103

Complexity Level: -

Status: Active

Respondent: Sidney McKinney and Charles H. Burns, Co-Trustees of the

CEO: Christina G Stodd

Dajuan McKinney Special Needs Trust under Agreement

dated December 31, 2013.

15781 79th Ct N, Loxahatchee, FL 33470-3164

Situs Address: 15781 79th Ct N, Loxahatchee, FL

Case No: C-2024-08210029

PCN: 00-41-42-30-00-000-3170

Zoned: AR

Violations:

4

Details:

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

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1

Issued: 08/30/2024

Status: CEH

Agenda No.: 104

Complexity Level: -

Status: Active

Respondent: Ramdeholl, Terry Kwall; Ramdeholl, Sabita

CEO: Christina G Stodd

17184 Valencia Blvd, Loxahatchee, FL 33470-2771

Situs Address: 13317 Orange Blvd, FL

Case No: C-2024-09110022

PCN: 00-41-42-28-00-000-6260

Zoned: AR

ePZB / CE\_Merge\_Agenda.rpt-1070

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Print Date: 4/18/2025 04:15 PM

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	1	<p><b>Details:</b> Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.</p> <p>On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.</p> <p><b>Code:</b> Unified Land Development Code - 18.A.6.B &amp; 18.D.5.A.1 <b>Issued:</b> 09/12/2024 <b>Status:</b> SIT</p>
	2	<p><b>Details:</b> 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, please obtain a site development permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 110.10 <b>Issued:</b> 09/12/2024 <b>Status:</b> SIT</p>

<b>Agenda No.:</b> 105	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Ruiz, Maria		<b>CEO:</b> Christina G Stodd
	5501 120th Ave N, Royal Palm Beach, FL 33411-8894	
<b>Situs Address:</b> 5501 120th Ave N, West Palm Beach, FL		<b>Case No:</b> C-2024-07190006
<b>PCN:</b> 00-41-43-03-00-000-1020		<b>Zoned:</b> AR
Violations:	3	<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>More specifically, the canopy in the front setback has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/25/2024 <b>Status:</b> CEH</p>
	4	<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>More specifically, the fence has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/25/2024 <b>Status:</b> CEH</p>

<b>Agenda No.:</b> 106	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Barker, Jason		<b>CEO:</b> RI Thomas
	181 Sleepy Hollow Dr, West Palm Beach, FL 33415-3123	
<b>Situs Address:</b> 181 Sleepy Hollow Dr, West Palm Beach, FL		<b>Case No:</b> C-2024-07250020
<b>PCN:</b> 00-42-44-01-06-002-0100		<b>Zoned:</b> RH

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div>1</div><div><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 shed has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 07/31/2024</div><div><b>Status:</b> CEH</div></div>
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<b>Agenda No.:</b> 107	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Gallo, Zurima; Ortiz-Figueroa, Francisco M 2190 Pepper Rd, West Palm Beach, FL 33415-7006		<b>CEO:</b> RI Thomas
<b>Situs Address:</b> 2190 Pepper Rd, West Palm Beach, FL		<b>Case No:</b> C-2024-04020006
<b>PCN:</b> 00-42-44-14-01-011-0050		<b>Zoned:</b> RM
Violations:	<div><div>1</div><div><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. <b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 04/04/2024</div><div><b>Status:</b> CEH</div></div>	

<b>Agenda No.:</b> 108	<b>Complexity Level:</b> -	<b>Status:</b> Active
<b>Respondent:</b> Moreira, Lilian 1137 Tangelo Ave, West Palm Beach, FL 33406-4850		<b>CEO:</b> RI Thomas
<b>Situs Address:</b> 1137 Tangelo Ave, West Palm Beach, FL		<b>Case No:</b> C-2024-12020029
<b>PCN:</b> 00-42-44-12-10-004-0230		<b>Zoned:</b> RM
Violations:	<div><div>1</div><div><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. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 01/08/2025</div><div><b>Status:</b> CEH</div></div>	

<b>Agenda No.:</b> 109	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Nictriv Enterprises LLC 737 E Atlantic Blvd, Pompano, FL 33060		<b>CEO:</b> RI Thomas
<b>Situs Address:</b> 7748 Airport Rd, Pahokee, FL		<b>Case No:</b> C-2024-06200041
<b>PCN:</b> 00-36-42-25-00-000-3020		<b>Zoned:</b> CN
Violations:	<div><div>1</div><div><b>Details:</b> Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.d <b>Issued:</b> 07/08/2024</div><div><b>Status:</b> CEH</div></div> <div><div>2</div><div><b>Details:</b> Parking shall be prohibited on all vacant properties. <b>Code:</b> Unified Land Development Code - 6.D.1.A.1.c <b>Issued:</b> 07/08/2024</div><div><b>Status:</b> CEH</div></div> <div><div>3</div><div><b>Details:</b> It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 07/08/2024</div><div><b>Status:</b> CEH</div></div>	

<b>Agenda No.:</b> 110	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Germain, Cherline 852 Florida Mango Rd, West Palm Beach, FL 33406-4425		<b>CEO:</b> Charles Zahn
<b>Situs Address:</b> 852 S Florida Mango Rd, West Palm Beach, FL		<b>Case No:</b> C-2024-10230007
<b>PCN:</b> 00-43-44-05-16-000-0020		<b>Zoned:</b> RS

CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

Violations:	<div><div>1</div><div><div>Details:</div><div>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 plumbing system without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/25/2024</div><div>Status: CEH</div></div></div> <div><div>2</div><div><div>Details:</div><div>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 and gates have been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/25/2024</div><div>Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paver brick driveway has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 10/25/2024</div><div>Status: CEH</div></div></div> <div><div>4</div><div><div>Details:</div><div>Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Specifically, living in a recreational vehicle.</div><div>Code: Unified Land Development Code - 6.D.1.A.3.d</div><div>Issued: 10/25/2024</div><div>Status: CEH</div></div></div>
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Agenda No.:	111	Complexity Level:	-	Status:	Active
Respondent:	Herrera, Orlando Cifuentes			CEO:	Charles Zahn
	4624 Holiday Way, Lot 5, West Palm Beach, FL 33415				
Situs Address:	4624 Holiday Way, Lot 5, FL			Case No:	C-2024-12160013
PCN:				Zoned:	
Violations:	<div><div>1</div><div><div>Details:</div><div>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, structures constructed on site erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 12/18/2024</div><div>Status: CEH</div></div></div>				

Agenda No.:	112	Complexity Level:	1	Status:	Active
Respondent:	Hpcp Properties Llc			CEO:	Charles Zahn
	3940 Westgate Ave, West Palm Beach, FL 33409				
Situs Address:	5171 Purdy Ln, West Palm Beach, FL			Case No:	C-2024-08150039
PCN:	00-42-44-14-03-000-0010			Zoned:	RM
Violations:	<div><div>2</div><div><div>Details:</div><div>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/addition added to the rear of the apartment building without a valid building permit.</div><div>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</div><div>Issued: 08/19/2024</div><div>Status: CEH</div></div></div> <div><div>3</div><div><div>Details:</div><div>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 # B2020-040364 has become inactive or expired.</div></div></div>				



CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

	<b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 <b>Issued:</b> 08/19/2024	<b>Status:</b> CEH
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**Agenda No.:** 113  
**Respondent:** Lorme, Yves; Lorme, Marceline Cajuste  
5829 Westfall Rd, Lake Worth, FL 33463-6732  
**Situs Address:** 5829 Westfall Rd, Lake Worth, FL  
**PCN:** 00-42-44-34-26-000-5100

**Complexity Level:** 1  
**Status:** Active  
**CEO:** Charles Zahn  
**Case No:** C-2024-09110013  
**Zoned:** RS

<b>Violations:</b>	<div><div>4</div><div><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 # B2022-026626-0000 has become inactive or expired. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.4.1 <b>Issued:</b> 09/13/2024</div></div> <div><b>Status:</b> CEH</div>
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**Agenda No.:** 114  
**Respondent:** THE CAGIGAS ORGANIZATION INC  
1060 Grand Bahama Ln, Riviera Beach, FL 33404-2729  
**Situs Address:** 5761 S Military Trl, Lake Worth, FL  
**PCN:** 00-42-44-36-38-001-0000

**Complexity Level:** 1  
**Status:** Active  
**CEO:** Charles Zahn  
**Case No:** C-2024-12260001  
**Zoned:** MUPD

<b>Violations:</b>	<div><div>1</div><div><b>Details:</b> Buildings, structures, existing equipment, or systems that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe. Specifically, construction project has been abandoned, building shell constructed on site is open and accessible, permits on file for the construction are void or inactive. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 116.1 <b>Issued:</b> 12/26/2024</div></div> <div><b>Status:</b> CEH</div> <div><div>2</div><div><b>Details:</b> 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. Specifically, lot is overgrown and not maintained. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) <b>Issued:</b> 12/26/2024</div></div> <div><b>Status:</b> CEH</div>
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**Agenda No.:** 115  
**Respondent:** Soto-Ramirez, Sonia Elsie  
12251 Everglades St, Canal Point, FL 33438-5011  
**Situs Address:** 12251 Everglades St, Canal Point, FL  
**PCN:** 00-37-41-33-04-007-0062

**Complexity Level:** -  
**Status:** Active  
**CEO:** Omar J Sheppard  
**Case No:** C-2024-10180001  
**Zoned:** RM

<b>Violations:</b>	<div><div>1</div><div><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, Shipping Container has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/02/2024</div></div> <div><b>Status:</b> SIT</div> <div><div>4</div><div><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 shed has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/02/2024</div></div> <div><b>Status:</b> SIT</div>
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

<b>Agenda No.:</b>	116	<b>Complexity Level:</b>	1	<b>Status:</b>	Active
<b>Respondent:</b>	Maria Del Pilar Goiricelaya and Omar Orlando Bustos as Co-Trustees of the Maria Del Pilar Goiricelaya and Omar Orlando Bustos Trust Dated October 5, 2023 19246 Rolling Acres Rd, Loxahatchee, FL 33470-2136			<b>CEO:</b>	Caroline Foulke
<b>Situs Address:</b>	19925 King Fisher Ln, Loxahatchee Groves, FL			<b>Case No:</b>	C-2024-12040007
<b>PCN:</b>	00-40-43-21-01-000-2270			<b>Zoned:</b>	AR
<b>Violations:</b>	<div><div><div>1</div><div><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, shed has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 12/05/2024 <b>Status:</b> CEH</div></div><div><div>2</div><div><b>Details:</b> 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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c) <b>Issued:</b> 12/05/2024 <b>Status:</b> CEH</div></div></div>				

<b>Agenda No.:</b>	117	<b>Complexity Level:</b>	-	<b>Status:</b>	Active												
<b>Respondent:</b>	Santiago, Milena 2000 Upland Rd, West Palm Beach, FL 33409-6430			<b>CEO:</b>	Brian Burdett												
<b>Situs Address:</b>	2000 Upland Rd, West Palm Beach, FL			<b>Case No:</b>	C-2025-03240018												
<b>PCN:</b>	00-43-43-29-02-001-0010			<b>Zoned:</b>	RM												
<b>Violations:</b>	<table><tr><td>1</td><td><b>Details:</b> 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. More specifically: When flushing toilet feces backs up into shower. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-32 (a) <b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</td></tr><tr><td>2</td><td><b>Details:</b> All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. More specifically, carport structural posts rusted through. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (d) <b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</td></tr><tr><td>3</td><td><b>Details:</b> All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically: Exterior walls rotting around windows and doors and concrete peeling and cracking.  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. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (a) Palm Beach County Property Maintenance Code - Section 14-33 (f) <b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</td></tr><tr><td>4</td><td><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: Roof leaking and creating moisture problems in interior of structure. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</td></tr><tr><td>5</td><td><b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically: window and door framing rotted wood allowing moisture in unit. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m) <b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</td></tr><tr><td>6</td><td><b>Details:</b> 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, kitchen faucet when in use leaks onto floor. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (c) (1) <b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</td></tr></table>					1	<b>Details:</b> All exterior premises shall be maintained in a clean, safe and sanitary condition. 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More specifically: Roof leaking and creating moisture problems in interior of structure. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (g) <b>Issued:</b> 03/31/2025 <b>Status:</b> CEH	5	<b>Details:</b> Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically: window and door framing rotted wood allowing moisture in unit. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (m) <b>Issued:</b> 03/31/2025 <b>Status:</b> CEH	6	<b>Details:</b> 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. 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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

7	<p><b>Details:</b> Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. More specifically, when toilet flush in empties into shower.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)</p> <p><b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</p>
8	<p><b>Details:</b> Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section. More specifically, stove inoperable.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (c ) (1)</p> <p><b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</p>
9	<p><b>Details:</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically, stove/ electrical panel has electric system failure.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-46 (c ) (3)</p> <p><b>Issued:</b> 03/31/2025 <b>Status:</b> CEH</p>

<b>Agenda No.:</b> 118	<b>Complexity Level:</b> 2	<b>Status:</b> Active										
<b>Respondent:</b> Zamorano, Celina Ina; Zamorano, Alexis A Noriega 584 Easy St, West Palm Beach, FL 33406-4463		<b>CEO:</b> Nick N Navarro										
<b>Situs Address:</b> 584 Easy St, West Palm Beach, FL		<b>Case No:</b> C-2024-11180033										
<b>PCN:</b> 00-43-44-05-00-000-5230		<b>Zoned:</b> RS										
<b>Violations:</b>	<table><tr><td>1</td><td><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 there is construction materials being stored in the rear yard of this property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH</td></tr><tr><td>2</td><td><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, fencing and gates on the front side of the property has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH</td></tr><tr><td>3</td><td><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 gate on the south side of the property has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/21/2024 <b>Status:</b> CLS</td></tr><tr><td>4</td><td><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, what appears to be a metal canopy structure on the south side of the house has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH</td></tr><tr><td>5</td><td><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, what appears to be a gazebo or canopy in the rear of the house has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH</td></tr></table>		1	<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 there is construction materials being stored in the rear yard of this property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH	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, fencing and gates on the front side of the property has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH	3	<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 gate on the south side of the property has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/21/2024 <b>Status:</b> CLS	4	<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, what appears to be a metal canopy structure on the south side of the house has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH	5	<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, what appears to be a gazebo or canopy in the rear of the house has been erected or installed without a valid building permit. <b>Code:</b> PBC Amendments to FBC 8th Edition (2023) - 105.1 <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH
1	<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 there is construction materials being stored in the rear yard of this property. <b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-35 (a) <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH											
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CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 07, 2025 9:00 AM

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7	<p><b>Details:</b> The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.</p> <p>Observation: Approximately 5 employees arrive at the residence daily and park their cars in the backyard, then load equipment on trailers for an impact window installation business. At the end of the day, all employees return to offload and store equipment and windows.</p> <p><b>Code:</b> Unified Land Development Code - 1.A.2 <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH</p>
8	<p><b>Details:</b> In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit. More specifically a 20 foot long truck is parked on the property.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.2.a <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH</p>
9	<p><b>Details:</b> Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically there is a commercial vehicle parked on the grass in the front yard.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.1.b.2 <b>Issued:</b> 11/21/2024 <b>Status:</b> CEH</p>

Agenda No.: 119

Respondent: Walter, Brendan

Situs Address: 5499 Center St, Jupiter, FL

PCN: 00-42-40-35-00-005-0061

RE: Request for hearing to challenge imposition of fine.

Complexity Level: -

Case No: C-2024-04080008

Status: Removed

CEO: Jamie G Illicete

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

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