

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 19, 2025 9:00 AM

9091 SW 1st Dr, Boca Raton, FL 33428-4503

Situs Address: 9091 SW 1st Dr, Boca Raton, FL 33428

Case No: C-2022-01050052

PCN: 00-42-47-30-06-029-0120

Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the driveway has been expanded including crossing county right of way in multiple locations without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/11/2022 Status: MCEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a Tiki Hut type accessory structure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/11/2022 Status: MCEH</p> |
| 3 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden fence has been erected or altered from the original permitted state a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/11/2022 Status: MCEH</p> |
| 4 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wooden pergola has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/11/2022 Status: MCEH</p> |
| 5 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, screen porch has been enclosed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 01/11/2022 Status: MCEH</p> |

cc: Code Enforcement

Agenda No.: 004

Complexity Level: 1

Status: Active

Respondent: Cordero Aguila, Alejandro E; Mendoza Diaz, Laura
 13376 Temple Blvd, West Palm Beach, FL 33412-2377

CEO: Brian Burdett

Situs Address: 13376 Temple Blvd, West Palm Beach, FL 33412

Case No: C-2022-10050013

PCN: 00-41-42-28-00-000-1080

Zoned: AR

Violations:

- | | |
|----------|---|
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Exterior lighting has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 10/14/2022 Status: MCEH</p> |
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CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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Violations:

- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically; vegetation at property side and rear yard areas are overgrown.

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. Specifically; existing vegetation throughout property is overgrown and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 01/07/2021 **Status:** MCEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structures (Sheds) has been erected or installed without a valid building permit at property rear and west yard areas of property.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/07/2021 **Status:** MCEH

cc: Belfleur, Vincent
Pbso

Agenda No.: 007 **Complexity Level:** - **Status:** Active
Respondent: Belfleur, Vincent **CEO:** Jose Feliciano

4383 Polo Ct, North Port, FL 34286-9039

Situs Address: 4140 Selberg Ln, Lake Worth, FL 33461 **Case No:** C-2022-02220003
PCN: 00-42-44-25-00-000-1740 **Zoned:** RM

Violations:

- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. Specifically; debris pile present at property front along with appliances.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/07/2022 **Status:** MCEH
- 2 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.A.1.B.2.a
Unified Land Development Code - 6.D.1.A.4.a.1
Issued: 03/07/2022 **Status:** MCEH
- 3 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2021-035544 has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit # P-2021-035544 requires final inspection and sign-off.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
Issued: 03/07/2022 **Status:** MCEH
- 4 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

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Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 03/07/2022 **Status:** MCEH

cc: Belfleur, Vincent

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: Case De Recuperacion Para Alcoholicos Inc. **CEO:** Jose Feliciano
930 Bear Island Cir, West Palm Beach, FL 33409
Situs Address: 4440 Clinton Blvd, Lake Worth, FL **Case No:** C-2023-03290018
PCN: 00-42-44-24-10-000-5310 **Zoned:** RM

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, addition to dwelling structure is being erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/29/2023 **Status:** MCEH
 - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed) has been erected or installed without a valid building permit at property rear.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/29/2023 **Status:** MCEH
 - 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, rigid roofed structure and concrete slab has been erected or installed without a valid building permit at rear of dwelling structure.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/29/2023 **Status:** MCEH
 - 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, paverbrick parking area has been erected or installed without a valid building permit at property rear.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/29/2023 **Status:** MCEH

cc: Casa De Recuperacion Para Alcoholicos, Inc.

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: Palm Beach Plantation LLC **CEO:** Caroline Foulke
Two North Tamiami Trl, 5th Floor, Sarasota, FL 34236
Situs Address: 6860 Lantana Rd, Lake Worth, FL 33467 **Case No:** C-2021-06150010
PCN: 00-42-44-39-00-039-0046 **Zoned:** RS

- Violations:**
- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/23/2021 **Status:** MCEH

cc: Palm Beach Plantation, Llc

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Vazquez, Jorge L; Vazquez, Marta E **CEO:** Dennis A Hamburger

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MARCH 19, 2025 9:00 AM

1605 Osborne Cir, Lake Worth, FL 33461-6128

Situs Address: 1605 Osborne Cir, Lake Worth, FL 33461
PCN: 00-43-44-33-04-024-0070

Case No: C-2022-05110034
Zoned: RS

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, multiple roofed and unroofed structures have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2022 **Status:** MCEH

Agenda No.: 011

Complexity Level: -

Status: Active

Respondent: WARD, Charles

CEO: Ozmer M Kosal

12291 184th Ct N, Jupiter, FL 33478-2034

Situs Address: 12291 184th Ct N, Jupiter, FL 33478
PCN: 00-41-40-34-00-000-5100

Case No: C-2021-08160008
Zoned: AR

Violations:

- 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence and gate appearing on your property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/18/2021 **Status:** MCEH
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the accessory structures appearing to be a membrane covered canopy structure and pondside pergola structure have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/18/2021 **Status:** MCEH

Agenda No.: 012

Complexity Level: 1

Status: Active

Respondent: CREWS, ALEXANDER

CEO: Nedssa Miranda

5308 Eadie Pl, West Palm Beach, FL 33407-1618

Situs Address: 5308 Eadie Pl, West Palm Beach, FL 33407
PCN: 00-42-43-02-01-009-0120

Case No: C-2021-09270035
Zoned: RM

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- More specifically, open storage including but not limited to containers, bottles, bucket, concrete block and bottle spray.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/28/2021 **Status:** MCEH
- 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the trailer in the side or rear yard and screen the trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Code:** Unified Land Development Code - 6.D.1.A.1.c
Issued: 09/28/2021 **Status:** MCEH
- 3** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the boat in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

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- Code:** Unified Land Development Code - 6.D.1.A.1.c
Issued: 09/28/2021 **Status:** MCEH
- 4 Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
- Remove boat from the front setback or other area between the structure and street. Park boat in the side or rear yard.
- Code:** Unified Land Development Code - 6.D.1.A.1.b
Issued: 09/28/2021 **Status:** MCEH
- 5 Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, membrane covered has been erected or installed without a valid building permit.
- Obtain required building permits for the membrane covered or remove the membrane covered.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/28/2021 **Status:** MCEH
- 6 Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a).
- More specifically, please open the window awnings if the house is not vacant.
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Palm Beach County Property Maintenance Code - Section 14-43 (a)
Issued: 09/28/2021 **Status:** MCEH
- 7 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) from the public right-of-way: swale, public view, sidewalks, and streets to be removed after pickup no later than the same day collection is scheduled to occur.
- Code:** Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 09/28/2021 **Status:** CLS
- 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, Addition/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the Addition/structure or remove the Addition/structure.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/28/2021 **Status:** MCEH
- 9 Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- Paint all areas where the paint is peeling, flaking and/or chipped. Rusty fascia, damage soffits
- Code:** Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 09/28/2021 **Status:** MCEH
- 10 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.
- Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

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Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/28/2021 **Status:** CLS

Agenda No.: 013 **Complexity Level:** 1 **Status:** Active
Respondent: Alpizar, Hector **CEO:** Joanna Mirodias
1608 SE Avenue G, Lot 28, Belle Glade, FL 33430-4569
Situs Address: Old Conners Hwy, FL **Case No:** C-2023-07180007
PCN: 00-37-41-33-03-039-0010 **Zoned:** CG

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/18/2023 **Status:** CLS

 - 2 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, Contractor Storage Yard. Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, Contractor Storage Yard.
Code: Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.A.7.C.6
Issued: 07/18/2023 **Status:** MCEH

Agenda No.: 014 **Complexity Level:** 1 **Status:** Removed
Respondent: Chavez, Vidal **CEO:** Joanna Mirodias
37221 Florida Ave, Canal Point, FL 33438-5018
Situs Address: 37221 Florida Ave, Canal Point, FL **Case No:** C-2023-07070022
PCN: 00-37-41-33-03-016-0110 **Zoned:** RM

- Violations:**
- 1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 07/07/2023 **Status:** CLS

 - 2 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof and soffit are in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 07/07/2023 **Status:** MCEH

 - 3 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 07/07/2023 **Status:** MCEH

 - 4 **Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight. More specifically, the exterior door is boarded and glass is missing from the window.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
Issued: 07/07/2023 **Status:** MCEH

 - 5 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 07/07/2023 **Status:** MCEH

cc: Chavez, Vidal

Agenda No.: 015 **Complexity Level:** - **Status:** Active
Respondent: Salgado, Ernesto **CEO:** Paul Pickett

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Violations: 1 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically, but not limited to, several semi trucks and semi trailers on the property.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 06/15/2023 **Status:** MCEH

cc: Mills, Christopher

Agenda No.: 019 **Complexity Level:** - **Status:** Active
Respondent: Allen, Jonathan W; Allen, Paul R **CEO:** Brian Burdett
11130 61st St N, West Palm Beach, FL 33412-1841

Situs Address: 11130 61st St N, West Palm Beach, FL 33412 **Case No:** C-2022-02220019
PCN: 00-41-42-35-00-000-5380 **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 has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/23/2022 **Status:** MCEH

Agenda No.: 020 **Complexity Level:** 1 **Status:** Active
Respondent: EASTHAMPTON A CONDOMINIUM ASSOCIATION, IN **CEO:** John Gannotti
18 Easthampton A, West Palm Beach, FL 33417

Situs Address: Easthampton A, West Palm Beach, FL **Case No:** C-2022-04050011
PCN: **Zoned:** RH

Violations: 1 **Details:** Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the decks, stairs, railings, spindles and any other appurtenances in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 04/07/2022 **Status:** MCEH

cc: Easthampton A Condominium Association, Inc.

Agenda No.: 021 **Complexity Level:** - **Status:** Active
Respondent: BOYDEN, KAREN M **CEO:** Ronald Ramos
12287 Hillman Dr, Palm Beach Gardens, FL 33410-2259

Situs Address: 12287 Hillman Dr, Palm Beach Gardens, FL 33410 **Case No:** C-2022-01190019
PCN: 00-43-41-31-04-013-0340 **Zoned:** RM

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

>>>More specifically, A DETACHED STRUCTURE (S/E BACKYARD) has been erected or installed without a valid building permit. Obtain required building permits for the DETACHED STRUCTURE (S/E BACKYARD) or remove the DETACHED STRUCTURE (S/E BACKYARD).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/20/2022 **Status:** MCEH

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

>>>More specifically, A DETACHED STRUCTURE (S/E BACKYARD) has been erected or installed without a valid building permit. Obtain required building permits for the DETACHED STRUCTURE (S/E BACKYARD) or remove the DETACHED STRUCTURE (S/E BACKYARD).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/20/2022 **Status:** MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 19, 2025 9:00 AM

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/14/2022 **Status:** MCEH

Agenda No.: 025 **Complexity Level:** - **Status:** Active
Respondent: Ryan, Stephen; Ryan, Joanne **CEO:** Nick N Navarro
3109 Pierson Dr, Delray Beach, FL 33483-6218
Situs Address: 3109 Pierson Dr, Delray Beach, FL **Case No:** C-2023-04200008
PCN: 00-43-46-04-18-000-1050 **Zoned:** RS

Violations: **3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
>>More specifically, the pool shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/20/2023 **Status:** MCEH

Agenda No.: 026 **Complexity Level:** 1 **Status:** Active
Respondent: Burruezo, Matthew R **CEO:** Charles Zahn
6911 Sea Daisy Dr, Lake Worth, FL 33462-3419
Situs Address: 410 Forest Estates Dr, West Palm Beach, FL **Case No:** C-2023-04260005
PCN: 00-42-44-02-05-000-0210 **Zoned:** RS

Violations: **2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Shed has been erected or installed without a valid building permit. (SE Corner)
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/15/2023 **Status:** MCEH

3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electric installed to decorative fountain and has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/15/2023 **Status:** MCEH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, constructed driveway columns and installed electric without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/15/2023 **Status:** MCEH

5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, thatched roofed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/15/2023 **Status:** MCEH

cc: Burruezo, Matthew R

Agenda No.: 027 **Complexity Level:** - **Status:** Active
Respondent: LOPEZ, ROSA ANGELA **CEO:** Joanna Mirodias
14942 Us Highway 441, Canal Point, FL 33438-9578
Situs Address: 14942 US Highway 441 N, Canal Point, FL 33438 **Case No:** C-2022-03300005
PCN: 00-37-41-23-01-000-0630 **Zoned:** AP

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MARCH 19, 2025 9:00 AM

Violations:

- | | |
|----------|--|
| 1 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, FENCE has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 04/05/2022 Status: CLS</p> |
| 2 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to, all items of ply wood, fence material, construction material, tools or the like shall be removed or properly stored.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 04/05/2022 Status: CLS</p> |
| 3 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure / shed(s) /lean-to / storage shelter and also the wooden porch and roof structure off the rear of the house, has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 04/05/2022 Status: MCEH</p> |

ADJOURNMENT:

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