



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

Special Magistrate: Christy L Goddeau

Agenda No.: 001

Respondent: KNIGHT, JULIAN C

Situs Address: 8743 Satalite Ter, Lake Park, FL 33403-1680

PCN: 00-43-42-19-04-000-0461

RE: Request for hearing to challenge imposition of fine/lien.

Complexity Level: 1

Status: Removed

CEO: Nedssa Miranda

Case No: C-2023-08030021

Agenda No.: 002

Respondent: Jay, Donald W Jr

Situs Address: 617 Elm Rd, West Palm Beach, FL 33409

PCN: 00-42-43-25-09-026-0150

Complexity Level: 1

Status: Active

CEO: Christina G Stodd

Case No: C-2022-12120043

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, white shed to the east side of the backyard, has been erected or installed without a valid building permit.

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

Issued: 12/14/2022

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, 6 ft wood privacy fence, has been erected or installed without a valid building permit.

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

Issued: 12/14/2022

Status: MCEH

Agenda No.: 003

Respondent: Zapata, Rosmery E

Situs Address: 2113 Worthington Rd, West Palm Beach, FL 33409

PCN: 00-43-43-29-02-006-0150

Complexity Level: 1

Status: Active

CEO: Ray F Leighton

Case No: C-2022-08030013

Zoned: RM

- Violations:
- 2

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

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

Issued: 08/04/2022

Status: MCEH
- 3

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

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

Issued: 08/04/2022

Status: MCEH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

- 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, expanding the driveway with paver bricks without a valid building permit.

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

Issued: 08/04/2022

Status: MCEH

Agenda No.: 004Complexity Level: 1Status: Active

Respondent: Cavanagh, Raymond; Cavanagh, MaryCEO: Paul Pickett

1657 Roy Dr, West Palm Beach, FL 33415-5546

Situs Address: 1657 Roy Dr, West Palm Beach, FL 33415Case No: C-2022-04210003

PCN: 00-42-44-11-04-000-0080Zoned: 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.

Specifically: A shed has been erected or installed without a valid building permit.

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

Issued: 04/28/2022

Status: MCEH

Agenda No.: 005Complexity Level: -Status: Active

Respondent: Morales, Kendrys; Pereira, YarleyCEO: Patrick L Prentice

21582 Cartagena Dr, Boca Raton, FL 33428-2857

Situs Address: 21582 Cartagena Dr, Boca Raton, FL 33428Case No: C-2022-01260001

PCN: 00-41-47-24-00-000-5180Zoned: 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, a large concrete slab (with a Pigeon Trailer on top) measuring approximately 65-ft x 15-ft, located next to the east fence line, just north of the garage, has been erected or installed without a valid building permit.

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

Issued: 02/16/2022

Status: CLS
- 12
- Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a metal/concrete gate located at the entrance to the property has been erected or installed without a valid building permit.

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

Issued: 02/16/2022

Status: MCEH
- 13
- 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, the tractor trailer being used as a Pigeon Coop.

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

Issued: 02/16/2022

Status: MCEH

Agenda No.: 006Complexity Level: 1Status: Active

Respondent: Bishop, Samantha MCEO: John Gannotti

4139 Bougainvillea St, West Palm Beach, FL 33406-4810

Situs Address: 4139 Bougainvillea St, West Palm Beach, FLCase No: C-2023-02220029

PCN: 00-42-44-12-10-001-0090Zoned: RM

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

Violations:

- 1

Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

Specifically: The premises is utilized to park multiple vehicles which are inoperable, and a broken trampoline, and an assortment of other items meeting the criteria of trash and debris.

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

Issued: 02/24/2023

Status: CLS
- 2

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: 02/24/2023

Status: CLS
- 3

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

Specifically: A shed has been erected or installed without a valid building permit.

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

Issued: 02/24/2023

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.

Specifically: A 4ft chain linked fence has been erected or installed without a valid building permit.

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

Issued: 02/24/2023

Status: CLS

Agenda No.: 007

Complexity Level: 2

Status: Active

Respondent: Dunmire, Matthew; Dunmire, Courtney

CEO: Dennis A Hamburger

10692 Tamis Trl, Wellington, FL 33449-5496

Situs Address: 10692 Tamis Trl, Lake Worth, FL 33449

Case No: C-2021-09020026

PCN: 00-41-44-36-00-000-3030

Zoned: AR

Violations:

- 1

Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

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

Issued: 10/27/2021

Status: MCEH

cc: Engineering Road Bridge

Agenda No.: 008

Complexity Level: -

Status: Active

Respondent: Freijo, George; Fuchs, Evelin

CEO: Brian Burdett

15668 62nd Pl N, Loxahatchee, FL 33470-3472

Situs Address: 15668 62nd Pl N, Loxahatchee, FL 33470

Case No: C-2022-05090042

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

PCN: 00-41-42-31-00-000-7055

Zoned: AR

Violations:

- 1

Details: One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. More specifically: Semi tractor trailer parked in residential zone.

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

Issued: 05/18/2022

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, membrane canopy structure has been erected or installed without a valid building permit.

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

Issued: 05/18/2022

Status: MCEH
- 3

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

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

Issued: 05/18/2022

Status: MCEH
- 4

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

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

Issued: 05/18/2022

Status: MCEH
- 5

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

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

Issued: 05/18/2022

Status: MCEH
- 6

Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited wood, wire roll, buckets and commercial equipment.

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

Issued: 05/18/2022

Status: MCEH
- 7

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

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

Issued: 05/18/2022

Status: MCEH
- 8

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

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

Issued: 05/18/2022

Status: MCEH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

Agenda No.: 009

Respondent: Belfleur, Vincent

Situs Address: 4140 Selberg Ln, Lake Worth, FL 33461

PCN: 00-42-44-25-00-000-1740

Complexity Level: -

Status: Active

CEO: Jose Feliciano

Case No: C-2021-01060026

Zoned: RM

Violations:	1	<div>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.</div> <div>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.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</div> <div>Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</div> <div>Issued: 01/07/2021</div> <div>Status: MCEH</div>
	2	<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, accessory structures (Sheds) has been erected or installed without a valid building permit at property rear and west yard areas of property.</div> <div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div> <div>Issued: 01/07/2021</div> <div>Status: MCEH</div>

cc: Belfleur, Vincent
Pbso

Agenda No.: 010

Respondent: Belfleur, Vincent

Situs Address: 4140 Selberg Ln, Lake Worth, FL 33461

PCN: 00-42-44-25-00-000-1740

Complexity Level: -

Status: Active

CEO: Jose Feliciano

Case No: C-2022-02220003

Zoned: RM

Violations:	1	<div>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.</div> <div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div> <div>Issued: 03/07/2022</div> <div>Status: MCEH</div>
	2	<div>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.</div> <div>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.</div> <div>Code: Unified Land Development Code - 6.A.1.B.2.a</div> <div>Unified Land Development Code - 6.D.1.A.4.a.1</div> <div>Issued: 03/07/2022</div> <div>Status: MCEH</div>
	3	<div>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.</div> <div>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.</div> <div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1</div> <div>PBC Amendments to FBC 7th Edition (2020) - 110.3.10</div>

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 21, 2025 9:00 AM**

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

Agenda No.: 011 **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

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</p> <p>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)</p> <p>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</p> <p>Issued: 04/05/2022 Status: MCEH</p>

Agenda No.: 012	Complexity Level: 1	Status: Active
Respondent: KENCO LTD		CEO: Nedssa Miranda
3676 Collin Dr, Ste 10, West Palm Beach, FL 33406-4727		

Situs Address: 8682 Pluto Ter, West Palm Beach, FL
PCN: 00-43-42-19-04-000-0311

Case No: C-2023-09050029
Zoned: RM

<p>Violations:</p>	<p>1</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 09/07/2023</p>
		<p>Status: MCEH</p>

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

- 2
- Details:

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

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

09/07/2023
- Status:

MCEH

Agenda No.:

013

Complexity Level:-

Status: Active

Respondent:

Progress Residential Borrower 1 LLC

CEO: Steve R Newell

1201 Hays St, Tallahassee, FL 32301

Situs Address:

23068 Sunfield Dr, Boca Raton, FL 33433

Case No: C-2021-06220016

PCN:

00-42-47-32-09-000-2380

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, a fence has has been erected or installed without a valid building permit.
- Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued: 06/24/2021
- 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, a patio screen enclosure has been installed without a valid building permit.
- Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
- Issued: 06/24/2021
- Status: MCEH
- 3
- Details:

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.
- Code: Unified Land Development Code - 7.D.4.A.1.a
- Issued: 06/24/2021
- Status: MCEH
- 4
- Details:

All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, this includes but is not limited to the driveway extended.
- Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
- Issued: 06/24/2021
- Status: MCEH

cc: Progress Residential Borrower 1 Llc

Progress Residential Borrower 1, Llc

Agenda No.:

014

Complexity Level:-

Status: Active

Respondent:

Robinson, Enid V; Robinson, Neville

CEO: Brian Burdett

12403 Citrus Grove Blvd, West Palm Beach, FL 33412-2680

Situs Address:

12403 Citrus Grove Blvd, West Palm Beach, FL 33412

Case No: C-2022-06210062

PCN:

00-41-42-22-00-000-5100

Zoned: AR

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

Violations:

- 1

Details:

Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, Anersigns Holdings Inc. Contractor storage yard

Code: Unified Land Development Code - 4.A.7.C.6
Unified Land Development Code - 4.B.5.A
Unified Land Development Code - 4.B.5.C.1.a

Issued: 06/23/2022

Status: MCEH
- 3

Details:

One business related vehicle per dwelling unit not over one ton rated capacity may be parked at the home, provided the vehicle is registered to a resident of the dwelling, commercial vehicles are prohibited.

Code: Unified Land Development Code - 4.B.1.E.10.n

Issued: 06/23/2022

Status: MCEH
- 4

Details:

No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways. More specifically: Open storage including but not limited to ladders, construction equipment and materials.

Code: Unified Land Development Code - 4.B.1.E.10.k

Issued: 06/23/2022

Status: MCEH
- 5

Details:

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

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

Issued: 06/23/2022

Status: MCEH
- 6

Details:

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

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

Issued: 06/23/2022

Status: MCEH
- 7

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, swimming pool, pool barrier, electric and gas tank permit B-2005-021780 has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 06/23/2022

Status: MCEH

cc: Code Enforcement

Agenda No.: 015

Complexity Level: -

Status: Active

Respondent: Martins, Claudia

CEO: Steve G Bisch

18421 Spanish Isles Ct, Boca Raton, FL 33496-1814

Situs Address: 18421 Spanish Isles Ct, Boca Raton, FL 33496

Case No: C-2022-03300004

PCN: 00-42-47-06-02-002-0120

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, Roofed structures were erected or installed at the rear of the dwelling without a valid building permit.

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

Issued: 03/31/2022

Status: MCEH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

- 2

Details:

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

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

Issued: 03/31/2022

Status: MCEH
- 3

Details:

It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

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

Issued: 03/31/2022

Status: MCEH
- 4

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. There is building debris in the yard and there is an inoperable vehicle with multiple flat tires parked on the driveway.

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

Issued: 03/31/2022

Status: MCEH
- 5

Details:

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.

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.

Issued: 03/31/2022

Status: MCEH
- 6

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2009-015430-0000 E09004510 Electrical L/V Residential. has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 03/31/2022

Status: MCEH

Agenda No.: 016

Complexity Level: -

Status: Active

Respondent: FYR SFR BORROWER LLC

CEO: Omar J Sheppard

1201 Hays St, Tallahassee, FL 32301

Situs Address: 371 Pine Ave, West Palm Beach, FL 33413

Case No: C-2021-05120025

PCN: 00-42-43-35-13-027-0122

Zoned:

- Violations:

1

Details:

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.

Code: Unified Land Development Code - 7.D.4.A.1.a

Issued: 05/25/2021

Status: MCEH

4

Details:

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

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

Issued: 05/25/2021

Status: MCEH

cc: Fyr Sfr Borrower Llc
Fyr Sfr Borrower Llc

Agenda No.: 017

Complexity Level: 1

Status: Active

Respondent: FYR SFR BORROWER LLC

CEO: Charles Zahn

1201 Hays St, Tallahassee, FL 32301-2525

Situs Address: 371 Pine Ave, West Palm Beach, FL

Case No: C-2024-01190004

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

PCN: 00-42-43-35-13-027-0122

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, paver brick driveway has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/02/2024 Status: CLS
	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, chain link fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/02/2024 Status: MCEH
	3	Details: Vegetation, whether or not cultivated, that impedes or obstructs adequate view of intersections, traffic signs, railroad crossings or traffic from any street, road, or highway shall be considered a nuisance. Specifically, vegetation planted in the corner clip. Code: Palm Beach County Property Maintenance Code - Section 14-62 (6) Issued: 02/02/2024 Status: CLS
	4	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. specifically open storage of motor vehicles which is inoperable and in a state of disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/02/2024 Status: CLS

cc: Fyr Sfr Borrower Llc

Agenda No.: 018

Complexity Level: 1

Status: Active

Respondent: FOREST HILLS RE INVESTMENTS LLLP

CEO: Frank A Davis

531 N Ocean Blvd, Apt 201, Pompano Beach, FL 33062-46

Situs Address: 2565 Forest Hill Blvd, West Palm Beach, FL 33406

Case No: C-2022-12050020

PCN: 00-43-44-08-17-000-0070

Zoned: CG

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, Alteration in rear (Including Electrical & Gas) has been erected or installed without a valid building permit. Code: Issued: 12/09/2022 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, Face Change (Wall Sign) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/09/2022 Status: MCEH

cc: Forest Hills Re Investments Lllp
Fire Rescue

Agenda No.: 019

Complexity Level: -

Status: Active

Respondent: PREUSZ, JORDAN; DEWITT, JOSHUA

CEO: Ronald Ramos

PO BOX 31261, Palm Beach Gardens, FL 33420-1261

Situs Address: 3760 93rd Ln N, 1, West Palm Beach, FL

Case No: C-2023-11030003

PCN: 00-43-42-18-00-000-7360

Zoned: RM

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

Violations:	<div>1<div>Details: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.</div><div>>>More specifically, the FASCIA AND EXTERIOR WOOD ON THE SFD ARE IN DISREPAIR. Maintain exterior of structure in good repair, structurally sound and sanitary.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-33 (a) Issued: 01/02/2024</div><div>Status: MCEH</div></div>
-------------	--

Agenda No.:	020	Complexity Level: -	Status: Active
Respondent:	Acosta Lopez, Sheila N; Aguilera, Freddy A	CEO: Brian Burdett	
	15277 Citrus Grove Blvd, Loxahatchee, FL 33470-2830		
Situs Address:	15277 Citrus Grove Blvd, Loxahatchee, FL 33470	Case No: C-2021-01190058	
PCN:	00-41-42-19-00-000-2100	Zoned: AR	
Violations:	<div>2<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, metal carport structure has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/08/2021</div><div>Status: MCEH</div></div> <div data-kind="ghost"></div> <div data-kind="ghost"></div>		

Agenda No.:	021	Complexity Level: 1	Status: Active
Respondent:	Herrera, Reinaldo E	CEO: Jose Feliciano	
	1549 Live Oak Dr, West Palm Beach, FL 33415-5532		
Situs Address:	1549 Live Oak Dr, West Palm Beach, FL 33415	Case No: C-2022-09070036	
PCN:	00-42-44-11-07-000-0350	Zoned: RS	
Violations:	<div>3<div>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, Alterations permit # B-2019-000871 has become inactive or expired.</div><div>The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain the required final inspection and sign-off from the Building Department for the Alterations Permit #2019-000871.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 10/18/2022</div><div>Status: MCEH</div></div> <div>4<div>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; covered utility trailer improperly parked at property front.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 10/18/2022</div><div>Status: CLS</div></div>		

Agenda No.:	022	Complexity Level: -	Status: Active
Respondent:	SRP Sub LLC	CEO: Steve R Newell	
	1201 Hays St, Tallahassee, FL 32301		
Situs Address:	9064 SW 1st St, Boca Raton, FL 33428	Case No: C-2022-06100018	
PCN:	00-42-47-30-06-028-0030	Zoned: RM	
Violations:	<div>1<div>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 the boat from the front yard.</div><div>Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 06/14/2022</div><div>Status: MCEH</div></div>		

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

- 2

Details:

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

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

Issued: 06/14/2022

Status: MCEH
- 3

Details:

Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

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

Issued: 06/14/2022

Status: MCEH
- 4

Details:

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

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

Issued: 06/14/2022

Status: MCEH

cc: Srp Sub Llc A Delaware Limited Liablty Company

Agenda No.:

023

Complexity Level:

1

Status:

Active

Respondent:

FONTILIEN, DAVILIEN; FONTILIEN, SHYLLOV; LAN ANALIA

CEO:

RI Thomas

Situs Address:

3907 Pensacola Dr, Lake Worth, FL 33462

Case No:

C-2021-11290001

PCN:

00-43-45-06-04-018-0050

Zoned:

RM

Violations:

- 1

Details:

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

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

Issued: 12/03/2021

Status: CLS
- 2

Details:

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

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

Issued: 12/03/2021

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

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

Issued: 12/03/2021

Status: MCEH
- 4

Details:

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

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

Issued: 12/03/2021

Status: MCEH

Agenda No.:

024

Complexity Level:

1

Status:

Active

Respondent:

Gonzalez Acosta, Eduardo; Pineiro Rodriguez, Yessy

CEO:

Brian Burdett

Situs Address:

2020 Worthington Rd, West Palm Beach, FL

Case No:

C-2024-08120015

PCN:

00-43-43-29-02-005-0260

Zoned:

RM

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

Violations:	1	Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 08/16/2024 Status: MCEH
	2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage including but not limited to car parts, tools, gas tank, roofing shingles and tires. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 08/16/2024 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, post with lighting by sidewalk and exterior wall light near garage door has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/16/2024 Status: MCEH

Agenda No.: 025

Complexity Level: 1

Status: Active

Respondent: Shelest, Art

CEO: Teresa G Rouse

PO BOX 8441, Pompano Beach, FL 33075-8441

Situs Address: 23083 Watergate Cir, Boca Raton, FL

Case No: C-2024-05140035

PCN: 00-41-47-36-03-000-6640

Zoned: AR

Violations:	1	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically but not limited to construction material and pallets. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 05/24/2024 Status: CLS
	2	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: 05/24/2024 Status: SIT
	3	Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 05/24/2024 Status: MCEH
	4	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, living room ceiling is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 05/24/2024 Status: MCEH
	5	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 ceilings throughout the home have signs of water damage. Code: Palm Beach County Property Maintenance Code - Section 14-34 (c) Issued: 05/24/2024 Status: MCEH
	6	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. Code: Palm Beach County Property Maintenance Code - Section 14-36 Issued: 05/24/2024 Status: MCEH
	7	Details: All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. More specifically, centralize air conditioning unit is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-46 (b) (1) Issued: 05/24/2024 Status: MCEH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

- 8

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 exterior stairs are in disrepair.

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

Issued: 05/24/2024

Status: MCEH

cc: Shelest, Art
Shelest, Art

Agenda No.: 026

Complexity Level: 1

Status: Active

Respondent: DOVER CONDOMINIUM ASSOCIATION, INC.

CEO: John Gannotti

125 Dover B, West Palm Beach, FL 33417

Situs Address: Dover A, West Palm Beach, FL

Case No: C-2022-09210008

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 exterior stairways, decks, porches, balcony's, railings, spindles and all other appurtenances.

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

Issued: 09/23/2022

Status: MCEH

cc: Dover Condominium Association, Inc.

Agenda No.: 027

Complexity Level: -

Status: Active

Respondent: ADDISON PLACE APARTMENTS PROPERTY OWNER

CEO: Steve G Bisch

LLC

1200 S Pine Island Rd, Plantation, FL 33324

Situs Address: 21925 Mizner Way, Boca Raton, FL 33433

Case No: C-2022-04250018

PCN: 00-42-47-20-15-001-0000

Zoned: RS

Violations:

1

Details:

The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail. More specifically, there are signs that do not appear on the approved site plan

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

Issued: 04/26/2022

Status: MCEH

2

Details:

All signs, except signs exempted by Article 8.B, EXEMPTIONS, shall receive a building permit prior to construction, erection, attachment or placement from PBC. Non-exempt signs not erected or repaired pursuant to a valid permit are considered illegal. No sign shall be structurally altered, enlarged, or relocated except in conformity with this Article. The repair or changing of movable parts, sign copy, display, or graphic material is not deemed an alteration. More specifically there is a large sign on the east side of the property facing Boca Rio that does not appear to have a valid building permit.

Code: Unified Land Development Code - 8.E

Issued: 04/26/2022

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 # B-2016-015022-0000 Y Accessory Structure - Misc has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 04/26/2022

Status: MCEH

4

Details:

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2016-015019-0000 Y Accessory Structure - Mis has become inactive or expired.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1

Issued: 04/26/2022

Status: MCEH

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

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

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

Issued: 04/26/2022

Status: MCEH

cc: Addison Place Apartments Property Owner Llc
Nelson Mullins Riley And Scarborough Llp

Agenda No.: 028

Respondent: 4669 Davis Road LLC
444 W Railroad Ave, Ste 470, West Palm Beach, FL
33401-7701

Situs Address: 4669 Davis Rd, Lake Worth, FL

PCN: 00-43-44-30-01-088-0020

Violations:

Complexity Level: 1

Status: Active

CEO: Charles Zahn

Case No: C-2023-10160014

Zoned: RM

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 there is a large pile of trash and refuse on the property near the dumpster.

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

Issued: 10/17/2023

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, a wooden fence on the west side of unit 4671 has been erected or installed without a valid building permit.

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

Issued: 10/17/2023

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, a wooden fence structure on the east side (front) of unit 4679 has been erected or installed without a valid building permit.

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

Issued: 10/17/2023

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, replacement roofs on all buildings has been erected or installed without a valid building permit.

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

Issued: 10/17/2023

Status: MCEH

cc: 4669 Davis Road Llc
4669 Davis Road Llc

Agenda No.: 029

Respondent: Hooper 76 LLC
1108 Kane Concourse, Ste 308, Miami, FL 33154-0049

Situs Address: 7673 Hooper Rd, West Palm Beach, FL 33411

PCN: 00-42-43-27-05-006-3204

Violations:

Complexity Level: -

Status: Active

CEO: Omar J Sheppard

Case No: C-2022-03300006

Zoned: IL

1

Details: Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies.

Code: National Fire Protection Association 1 2018 - 1.12.6.3

Issued: 03/30/2022

Status: MCEH

cc: Hooper 76 Llc

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

Agenda No.: 030

Complexity Level: 2

Status: Active

Respondent: Hooper 76 LLC

CEO: Omar J Sheppard

1108 Kane Concourse, Ste 308, Bay Harbor Islands, FL
33154-0049

Situs Address: 7673 Hooper Rd, West Palm Beach, FL

Case No: C-2023-07250011

PCN: 00-42-43-27-05-006-3204

Zoned: IL

Violations:

1

Details: In multi-unit commercial buildings, all unit identification numbers/letters shall be a minimum of six (6") inches in height.
Code: Palm Beach County Codes & Ordinances - 10.11.4.1 (1)
Issued: 08/08/2023
Status: MCEH

2

Details: The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
Code: National Fire Protection Association 1 2018 - 18.2.4.1.1
Issued: 08/08/2023
Status: MCEH

3

Details: Traffic Calming Devices. Traffic Calming Devices, if installed, shall meet the requirements set forth by the Palm Beach County Traffic Division. See Figure 18.2.3.5.7.1 and Figure 18.2.3.5.7.2 for details.
Code: Palm Beach County Codes & Ordinances - 18.2.3.5.7.1
Issued: 08/08/2023
Status: CLS

4

Details: General Requirement - Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.
Code: National Fire Protection Association 1 2018 - 18.2.3.6.1
Issued: 08/08/2023
Status: MCEH

cc: Hooper 76 Llc

Agenda No.: 031

Complexity Level: 1

Status: Active

Respondent: Lana Ventures LLC

CEO: Caroline Foulke

801 US HWY 1, North Palm Beach, FL 33408

Situs Address: 5334 Fearnley Rd, Lake Worth, FL 33467

Case No: C-2022-03070027

PCN: 00-42-43-27-05-032-1055

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, treehouse has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2022
Status: MCEH

2

Details: Domesticated livestock shall be allowed accessory to a single family residential use subject to the following standards:
Shall only be located in the Rural and Exurban Tiers and when not within a PUD.
More specifically: Domesticated livestock (i.e., chickens) shall be allowed only when accessory to a single family dwelling that is located within the Rural and Exurban Tiers. The above-cited parcel is not within the Rural or Exurban Tier.
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 03/22/2022
Status: MCEH

3

Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, STORAGE BUILDING has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/22/2022
Status: MCEH

cc: Lana Ventures Llc
Lana Ventures Llc

Agenda No.: 032

Complexity Level: 1

Status: Active

Respondent: L and D Construction Services Inc.

CEO: Christina G Stodd

4801 S University Dr, Ste 268 A-B, Davie, FL 33328

Situs Address: 12574 59th St N, West Palm Beach, FL

Case No: C-2023-03290034

PCN: 00-41-43-03-00-000-3270

Zoned: AR

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

Violations:

- 1

Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, for site development, excavating, land clearing and fill brought in to the vacant lot.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by 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, site development of the vacant lot without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 11/15/2023**Status:** MCEH

cc: L & D Construction Services Inc

Agenda No.: 033Complexity Level: 1Status: Active

Respondent: Rull, EmmaCEO: Paul Pickett

4544 Sutton Ter S, West Palm Beach, FL 33415-4653

Situs Address: 4544 Sutton Ter S, West Palm Beach, FL 33415Case No: C-2022-05040019

PCN: 00-42-44-12-19-002-0010Zoned: UI

Violations:

- 5

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

Specifically: A shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/04/2022**Status:** MCEH

Agenda No.: 034Complexity Level: -Status: Active

Respondent: Simpson, Thabo ZCEO: Patrick L Prentice

9607 SW 13th Pl, Boca Raton, FL 33428-6036

Situs Address: 9607 SW 13th Pl, Boca Raton, FL 33428Case No: C-2022-04110048

PCN: 00-42-47-30-02-010-0080Zoned: 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 pvc fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/19/2022**Status:** MCEH
- 2

Details: 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.
Code: Unified Land Development Code - 7.D.4.A.1.a

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

	Issued: 04/19/2022	Status: MCEH
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a chain link fence has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 04/19/2022	Status: MCEH
4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, security lights have been installed above the garage door without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 04/19/2022	Status: MCEH
5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an addition to the rear of the property has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 04/19/2022	Status: CLS

cc: Code Enforcement
Simpson, Thabo Z

Agenda No.: 035

Respondent: Scott, Frederick C; Scott, Regina C

Situs Address: 2329 Robin Rd, West Palm Beach, FL

PCN: 00-42-43-25-09-034-0180

Complexity Level: 1

2329 Robin Rd, West Palm Beach, FL 33409-6155

Case No: C-2023-08170014

Zoned: RM

Status: Active

CEO: Ray F Leighton

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: 08/17/2023	Status: CLS
2	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: 08/17/2023	Status: CLS
3	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.	
	Code: Unified Land Development Code - 6.D.1.A.4.a.2.b	
	Issued: 08/17/2023	Status: CLS
4	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.	
	Code: Unified Land Development Code - 6.D.1.A.1.c	
	Issued: 08/17/2023	Status: CLS
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, a chain link fence has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 08/17/2023	Status: MCEH

Agenda No.: 036

Respondent: Stefan, Steve; Stefan, Marcilene

Complexity Level: 1

CEO: Nick N Navarro

Status: Active

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

MAY 21, 2025 9:00 AM

5114 Ferndale Dr, Delray Beach, FL 33484-1714		
Situs Address:	5114 Ferndale Dr, Delray Beach, FL 33484	Case No: C-2022-07070020
PCN:	00-42-46-11-05-000-0320	Zoned: AR
Violations:	<div><div>1</div><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, wood fencing and chain-link gates have been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 07/19/2022</div><div>Status: MCEH</div></div>	

Agenda No.:	037	Complexity Level: -	Status: Active
Respondent:	Jean Baptiste, Lumose D	CEO: Brian Burdett	
16743 86th St N, Loxahatchee, FL 33470-2720			
Situs Address:	16743 86th St N, Loxahatchee, FL 33470	Case No: C-2022-01250019	
PCN:	00-40-42-24-00-000-3980	Zoned: AR	
Violations:	<div><div>1</div><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, post wire, wood privacy fencing/ structure has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 02/10/2022</div><div>Status: MCEH</div></div> <div><div>2</div><div>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 scaffolding, wood and pvc piping.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</div><div>Issued: 02/10/2022</div><div>Status: MCEH</div></div> <div><div>3</div><div>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.</div><div>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)</div><div>Issued: 02/10/2022</div><div>Status: CLS</div></div> <div><div>4</div><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, wood roofed structures without permits has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 02/10/2022</div><div>Status: MCEH</div></div> <div><div>6</div><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,driveway Modification has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 02/10/2022</div><div>Status: CLS</div></div> <div><div>7</div><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, shed/ structure has been erected or installed without a valid building permit.</div><div>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</div><div>Issued: 02/10/2022</div><div>Status: MCEH</div></div>		

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
MAY 21, 2025 9:00 AM

- 8

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, single family dwelling permit # B-2014-011322 has become inactive or expired.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, Obtain Certificate of Occupation.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.1

Issued: 02/10/2022 **Status:** MCEH

cc: Jean Baptiste, Lumose D

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. "