

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
APRIL 15, 2026 11:00 AM

Violations: **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. Specifically, an accessory structure (shed) located on the North East corner of the property, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/20/2022 **Status:** MCCH

cc: James Brown Law
Ortiz, Evelyn

Agenda No.: 009 **Complexity Level:** - **Status:** Active
Respondent: Atlantic Real Estate Holdings LLC **CEO:** Timothy M Madu
3330 Fairchild Gardens Ave, 32516, Palm Beach Gardens, F
33420
Situs Address: 5675 1st Rd, Lake Worth, FL 33467 **Case No:** C-2021-01190031
PCN: 00-42-43-27-05-032-2840 **Zoned:** AR

Violations: **1** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.

More specifically, all motorized vehicles parked on the grass.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 01/20/2021 **Status:** MCCH

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, the unlicensed and or inoperable vehicles, tires, and other similar items stored at the front of the property,
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/20/2021 **Status:** MCCH

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.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 01/20/2021 **Status:** MCCH

cc: Atlantic Real Estate Holdings Llc

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: GABRIEL, JEAN A; GABRIEL, ROSITA **CEO:** Nedssa Miranda
5043 Marcia Pl, West Palm Beach, FL 33407-1662
Situs Address: 5043 Marcia Pl, West Palm Beach, FL **Case No:** C-2024-02270037
PCN: 00-42-43-02-02-007-0170 **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.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, open storage including but not limited to all item's storage on property in public view.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/28/2024 **Status:** MCCH

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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, A MEMBRANE STRUCTURE (LOCATED ON WEST SIDE OF SITUS) has been erected or installed without a valid building permit.

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

Issued: 04/24/2024

Status: CCH

9 Details:

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

>>>More specifically, permit # B-2012-021863-0000 has become inactive or expired. Permit # B-2012-021863-0000 has expired. Obtain a new permit or re-activate permit # B-2012-021863-0000

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

Issued: 04/24/2024

Status: MCCH

Agenda No.: 016

Complexity Level: -

Status: Active

Respondent: Dominguez Perez, Alain Lazaro
10412 Dorchester Dr, Boca Raton, FL 33428-4209

CEO: Teresa G Rouse

Situs Address: 10412 Dorchester Dr, Boca Raton, FL

Case No.: C-2024-06050022

PCN: 00-41-47-25-04-003-0160

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 concrete slab has been erected or installed without a valid building permit.

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

Issued: 06/14/2024

Status: MCCH

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

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

Issued: 06/14/2024

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. More specifically, a gazebo has been erected or installed without a valid building permit.

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

Issued: 06/14/2024

Status: MCCH

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, the back patio has been altered without a valid building permit.

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

Issued: 06/14/2024

Status: MCCH

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, new windows and doors have been erected or installed without a valid building permit.

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

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Status: MCCH

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. "