







**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 06, 2026 11:00 AM**

**3** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2021-029387 has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit # B-2021-029387 requires final inspection and sign-off.

**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1  
PBC Amendments to FBC 7th Edition (2020) - 110.3.10

**Issued:** 10/06/2023

**Status:** MCCH

cc: Commissioners

**Agenda No.:** 006

**Complexity Level:** 1

**Status:** Active

**Respondent:** 2478 KENTUCKY LLC

**CEO:** John Gannotti

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

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

**Case No:** C-2024-09250014

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

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

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

**Issued:** 09/25/2024

**Status:** 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, 4' Chain Link Fence/ Gate has been erected or installed without a valid building permit.

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

**Issued:** 09/25/2024

**Status:** MCCH

**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, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.

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

**Issued:** 09/25/2024

**Status:** MCCH

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

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

**Issued:** 09/25/2024

**Status:** CLS

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

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

**Issued:** 09/25/2024

**Status:** CLS

cc: 2478 Kentucky Llc  
2478 Kentucky Llc

**Agenda No.:** 007

**Complexity Level:** -

**Status:** Active

**Respondent:** Mendoza, Efrain

**CEO:** Elizabeth A Gonzalez

6223 Garrett St, Jupiter, FL 33458-6641

**Situs Address:** 1058 2nd St, Jupiter, FL 33458

**Case No:** C-2021-06220003

**PCN:** 00-42-41-03-01-000-1840

**Zoned:** RH







**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA**  
**MAY 06, 2026 11:00 AM**

**PCN:** 00-40-43-24-00-000-4060

**Zoned:** AR

**Violations:**

- 1** **Details:** In the absence of a Home-based Business, a maximum of one Commercial Vehicle up to a maximum of 12,500 pounds Gross Vehicle Weight Rating (GVWR) shall be parked per dwelling unit.  
**Code:** Unified Land Development Code - 6.D.1.A.2.a  
**Issued:** 03/14/2025 **Status:** MCCH

**Agenda No.:** 013

**Complexity Level:** -

**Status:** Active

**Respondent:** Stanley, George J

**CEO:** Christina G Stodd

12439 Tangerine Blvd, West Palm Beach, FL 33412-2041

**Situs Address:** 12440 66th St N, West Palm Beach, FL

**Case No:** C-2023-07030016

**PCN:** 00-41-42-34-00-000-2130

**Zoned:** AR

**Violations:**

- 1** **Details:** Uncultivated vegetation when 1) greater than 18 inches in height located on vacant lots, or 2) greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)  
**Issued:** 07/19/2023 **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, a driveway with turnout and culvert has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2023 **Status:** MCCH
- 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 shed has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2023 **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, a light pole has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2023 **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, electrical work on the light pole and associated electrical service equipment has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2023 **Status:** MCCH
- 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, fencing and gates has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 07/19/2023 **Status:** MCCH
- 7** **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 there are multiple commercial vehicles on the property.  
**Code:** Unified Land Development Code - 6.A.1.B.2.a  
**Issued:** 07/19/2023 **Status:** MCCH



**CODE COMPLIANCE  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 06, 2026 11:00 AM**

**"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. "**