CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 04, 2026 11:00 AM

Special Magistrate: William Toohey

Agenda No.: 001 **Complexity Level: -** **Status:** Active
Respondent: BARDZINSKI, Steven; BARDZINSKI, Robin E **CEO:** Jen L Batchelor
18545 138th Way N, Jupiter, FL 33478-3601
Situs Address: 18545 138th Way N, Jupiter, FL 33478 **Case No:** C-2022-02070025
PCN: 00-41-40-33-00-000-3010 **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, the fence and gate have been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/09/2022 **Status:** MCCH

Agenda No.: 002 **Complexity Level: -** **Status:** Active
Respondent: SMITH, Robert F; SMITH, Debra P **CEO:** Jen L Batchelor
11625 Landing Pl, North Palm Beach, FL 33408-3214
Situs Address: 11625 Landing Pl, North Palm Beach, FL **Case No:** C-2023-08220008
PCN: 00-43-42-04-12-000-0400 **Zoned:** RS

Violations:

2 **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, Building Permits #B-2000-002659-0000 for Alterations Residential and #B-2000-002659-0000 for Electrical have become inactive or expired and requires completion with the County Building Department.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 08/24/2023 **Status:** MCCH

Agenda No.: 003 **Complexity Level:** 1 **Status:** Active
Respondent: Brinkman, Thomas **CEO:** Maggie Bernal
3783 Barkis Ave, Boynton Beach, FL 33436-2701
Situs Address: 3783 Barkis Ave, Boynton Beach, FL **Case No:** C-2024-07300002
PCN: 00-43-45-19-01-006-0281 **Zoned:** RS

Violations:

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
More Specifically: No vehicle is permitted to park on grass and/or unimproved surface area in a residential zoning district.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 07/30/2024 **Status:** CLS

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: Shed(s) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/30/2024 **Status:** MCCH

Agenda No.: 004 **Complexity Level: -** **Status:** Active
Respondent: Karim, M Bazlul; Akhter, Anjuman **CEO:** Steve G Bisch
8150 Twin Lake Dr, Boca Raton, FL 33496-1904

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 04, 2026 11:00 AM

Situs Address: 15445 Monroe Rd, Delray Beach, FL 33484 **Case No:** C-2022-01200018
PCN: 00-42-46-23-03-000-7510 **Zoned:** RS

Violations:

2 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. More specifically, driveway has potholes and not being maintained.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 01/20/2022 **Status:** MCCH

4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically wood fence is not being maintained and in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 01/20/2022 **Status:** CLS

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 of automotive parts tire(s) and lumber, trash or similar items openly stored on property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 01/20/2022 **Status:** CLS

9 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, concrete driveway, extending existing driveway, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/20/2022 **Status:** MCCH

10 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicles are being parked on grass not an improved surface.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 01/20/2022 **Status:** CLS

Agenda No.: 005 **Complexity Level:** 1 **Status:** Active
Respondent: Riley, Brendan J **CEO:** Darrin L Emmons
18429 Orange Grove Blvd, Loxahatchee, FL 33470-2399
Situs Address: 18429 Orange Grove Blvd, Loxahatchee, FL **Case No:** C-2023-09080011
PCN: 00-40-43-10-00-000-2100 **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, fill dirt has been placed on this residential property without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/11/2023 **Status:** MCCH

2 **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, fill dirt has been placed on this residential property.
Code: PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 09/11/2023 **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 chain link fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/11/2023 **Status:** MCCH

Agenda No.: 006 **Complexity Level:** 1 **Status:** Active
Respondent: Ojeda, Antonio; Flores, Susana H **CEO:** Jose Feliciano
316 NW 11th Ave, Delray Beach, FL 33444-1737
Situs Address: 722 Summer St, Lake Worth, FL **Case No:** C-2024-03060016
PCN: 00-43-44-20-10-000-0070 **Zoned:** RH

Violations:

1 **Details:** Domesticated livestock shall be allowed accessory to a Single Family residential use on lots a minimum of one acre. More specifically there are chickens and roosters being kept on this property.
Code: Unified Land Development Code - 5.B.1.A.21.a
Issued: 03/21/2024 **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 chicken keeping structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2024 **Status:** MCCH

3 **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: 03/21/2024 **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: 03/21/2024 **Status:** MCCH

5 **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: 03/21/2024 **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, a residential addition to the rear of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2024 **Status:** MCCH

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, a metal porch cover or roof structure on the rear of the house has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2024 **Status:** MCCH

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 paver parking surface in the front yard has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 03/21/2024 **Status:** MCCH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: MCR RECOVERY LLC **CEO:** Jose Feliciano
3524 Turenne Way, Wellington, FL 33449
Situs Address: 4218 Kirk Rd, Lake Worth, FL 33461 **Case No:** C-2022-06150001
PCN: 00-43-44-30-01-017-0041 **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, surveillance video security system has been erected or installed without a valid building permit throughout property.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/15/2022 **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, restriping of parking lot has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/15/2022 **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, Signage erected and installed throughout site without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/15/2022 **Status:** MCCH

5 **Details:** No person shall engage in or manage any business, profession or occupation in the county without obtaining a receipt from the tax collector. Such receipt shall be issued to each person upon receipt of the amount provided in this article. Fees or licenses paid to any board, commission or office for permits, registration, examination, inspection or other purposes shall be deemed to be regulatory and in addition to and not in lieu of any receipt required by this article unless otherwise expressly provided by law. More specifically, Operating a Recovery/Halfway Home without a BTR license.
Code: Palm Beach County Codes & Ordinances - Chapter 17 Article 2 Section 17-17
Issued: 06/15/2022 **Status:** MCCH

cc: Mcr Recovery Llc
Mcr Recovery Llc

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: MIRANDA, ALIVA M **CEO:** John Gannotti
1026 Dogwood Rd, West Palm Beach, FL 33409-4878
Situs Address: 1026 Dogwood Rd, West Palm Beach, FL 33409 **Case No:** C-2019-11050022
PCN: 00-42-43-25-08-020-0060 **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 DRIVEWAY has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/05/2019 **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, MASONARY FENCE has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/05/2019 **Status:** MCCH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: Melo, Geraldo; Melo, Nadja **CEO:** Dennis A Hamburger
14623 Sunny Waters Ln, Delray Beach, FL 33484-3632
Situs Address: 14623 Sunny Waters Ln, Delray Beach, FL **Case No:** C-2025-05090026
PCN: 00-42-46-15-12-005-0140 **Zoned:** RH

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 mini-split air conditioner has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2025 **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, impact glass windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 05/13/2025 **Status:** CLS

Agenda No.: 010 **Complexity Level:** 1 **Status:** Active
Respondent: Orchard, Walter J **CEO:** Dennis A Hamburger
5269 Magellan Way W, Delray Beach, FL 33484-1358
Situs Address: 5269 Magellan Way W, Delray Beach, FL **Case No:** C-2024-08050008
PCN: 00-42-46-11-22-000-1180 **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 room addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/08/2024 **Status:** MCCH

2 **Details:** The final inspection shall be made after all work required by the building permit is completed. More Specifically, the enclosed room is to be inspected for electrical and plumbing. .
Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11
Issued: 08/08/2024 **Status:** MCCH

cc: Penn, Michael Esq

Agenda No.: 011 **Complexity Level:** - **Status:** Active
Respondent: KOENEMUND, Douglas **CEO:** Elizabeth A Gonzalez
16608 Mellen Ln, Jupiter, FL 33478-6004
Situs Address: 16608 Mellen Ln, Jupiter, FL 33478 **Case No:** C-2022-04220005
PCN: 00-41-41-10-00-000-2170 **Zoned:** AR

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. Cut and maintain the tall grass and weeds condition on the property to allowable height limits.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/25/2022 **Status:** CLS

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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 04/25/2022 **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, the fence posts on the property frontage road boundary have been erected or installed on your property without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/25/2022 **Status:** MCCH

Agenda No.: 012 **Complexity Level:** 1 **Status:** Active
Respondent: Miranda, Aliva M **CEO:** Ray F Leighton
1026 Dogwood Rd, West Palm Beach, FL 33409-4878
Situs Address: 1026 Dogwood Rd, West Palm Beach, FL 33409 **Case No:** C-2022-08150005
PCN: 00-42-43-25-08-020-0060 **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 carport on the eastside has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **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 / structure on the southwest side has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **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 building w/ a/c on the southeast side has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **Status:** MCCH

Agenda No.: 013 **Complexity Level:** 2 **Status:** Active
Respondent: Miami Palms LLC **CEO:** Timothy M Madu
484 Tilford V, Deerfield, FL 33442
Situs Address: 13572 40th Ln N, West Palm Beach, FL **Case No:** C-2025-12100022
PCN: 00-41-43-09-00-000-7410 **Zoned:** AR

Violations:

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

More specifically, the garage was converted into multi-family units (housing tenants) without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **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, the electrical installed in the garage without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **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, all air conditioning units in the garage has been installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **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, the plumbing in the garage has been installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **Status:** MCCH

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, the laundry room is currently being constructed on the patio without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **Status:** MCCH

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, the metal container on the property (approximately 40 foot) has been installed without a valid building permit.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 12/17/2025 **Status:** MCCH

9 **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 open storage of multiple items at the front of the home, and throughout the property, and to include the vegetative debris of wood stacked throughout the perimeter of the property to create a berm.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/17/2025 **Status:** MCCH

10 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.

More specifically, cut the grass down to a maximum of seven inches.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 12/17/2025 **Status:** MCCH

13 **Details:** 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 Occupancy for the Accessory Structure (garage conversion) under permit B-2014-021939-0000.

Code: PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 12/17/2025 **Status:** MCCH

cc: Miami Palms Llc

Agenda No.: 014 **Complexity Level:** 1 **Status:** Active
Respondent: LAFONTANT, WILLY; LAFONTANT, SONIA **CEO:** Nedssa Miranda
5790 Rae Ave, West Palm Beach, FL 33407-1658
Situs Address: 5790 Rae Ave, West Palm Beach, FL **Case No:** C-2023-03200006
PCN: 00-42-43-02-01-009-0300 **Zoned:** RM

Violations:

1 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

Repair/maintain all accessory structures in disrepair. More specifically, disrepair fence.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 03/21/2023 **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.

Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property. More specifically, including but not limited to open storage of construction material, bricks, washer, metal post or any items storage in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 03/21/2023 **Status:** CLS

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.

Maintain hedge height at no more than the maximum allowable height of four feet in the required front yard and eight feet in the side or rear yard.

Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 03/21/2023 **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, fence (wood) has been erected or installed without a valid building permit.

Obtain required building permits for the fence (wood) or remove the fence (wood).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 **Status:** MCCH

5 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Paint all areas where the paint is peeling, flaking and/or chipped. More specifically, paint areas of property where the paint is peeling or no longer visible.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 03/21/2023 **Status:** MCCH

7 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Repair/maintain exterior walls in disrepair, free from holes, breaks, loose or rotting materials; and maintain weatherproofing and properly surface coating where required to prevent deterioration. More specifically, remove on the wall and make necessary repair of the property wall.

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

Issued: 03/21/2023 **Status:** MCCH

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, slide door remove on the side and concrete wall has been erected or installed without a valid building permit.

Obtain required building permits for the slide door remove on the side and concrete wall has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/21/2023 **Status:** MCCH

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: MATTHEWS, AMANDA **CEO:** Nedssa Miranda
5295 Helene Pl, West Palm Beach, FL 33407-1633
Situs Address: 5295 Helene Pl, West Palm Beach, FL **Case No:** C-2023-08310010
PCN: 00-42-43-02-01-009-0180 **Zoned:** RM

Violations:

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

Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicle parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn

Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 09/05/2023 **Status:** MCCH

2 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

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

Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 09/05/2023 **Status:** CLS

3 **Details:** Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices.

Please provide the appropriate landscape maintenance. More specifically, damage grass areas including not limited to weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Pease resod/reseed the damage grass

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 09/05/2023 **Status:** MCCH

4 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

More specifically, Repair the driveway and a permit is needed through the Building Department.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 09/05/2023 **Status:** MCCH

cc: Amanda, Matthews

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: GUEVARA, NELTRY **CEO:** Joanna Mirodias
3464 Bainbridge Pl, West Palm Beach, FL 33406-5063
Situs Address: 3464 Bainbridge Pl, West Palm Beach, FL 33406 **Case No:** C-2021-07280017

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 04, 2026 11:00 AM

PCN: 00-43-44-07-10-023-0020 **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, Carport Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2021 **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, Rear Addition/ Carport Enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2021 **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 has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2021 **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, Gazebo has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2021 **Status:** MCCH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: MY TOWN INVESTMENTS LLC **CEO:** Joanna Mirodias
404 S Francisco St, Clewiston, FL 33440-4007
Situs Address: N US Highway 27, FL **Case No:** C-2023-11080010
PCN: 00-35-43-18-00-000-7030 **Zoned:** AP

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, the lot was cleared, and fill dirt/material was brought to the property without a valid permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 11/13/2023 **Status:** MCCH

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

Issued: 11/13/2023 **Status:** CLS

3 **Details:** B. Government or Utility Emergency or Temporary Structures
This Section is intended to facilitate the placement or construction of structures or facilities that are temporary. These structures or facilities are utilized to ensure the health, safety, and welfare of the public from natural or pending disasters; or construction staging activities for infrastructure improvements. Typical uses may include: fire stations, hurricane shelters, utility facilities, or construction staging areas. [Ord. 2011-001] [Ord. 2018-002] [Ord. 2019-005]
1. Review and Approval Process
Emergency or temporary structures shall be subject to the approval by the DRO through a ZAR process. The ZAR process may be waived by the Executive Director of PZB or designee as stated below: [Ord. 2018-002] [Ord. 2019-005]
More specifically, construction material and equipment are being stored on the site.
Code: Unified Land Development Code - 5.B.1.B
Unified Land Development Code - 5.B.1.B.1
Issued: 11/13/2023 **Status:** CLS

Agenda No.: 018 **Complexity Level:** 1 **Status:** Active
Respondent: Lopez, Jose B C **CEO:** Adam F Moulton
3119 Indian Trl, Lake Worth, FL 33462-3749
Situs Address: 3119 Indian Trl, Lake Worth, FL **Case No:** C-2024-04020015
PCN: 00-43-45-06-01-012-0070 **Zoned:** RS

Violations:

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, an addition to the rear of home has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/04/2024 **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, two white gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/04/2024 **Status:** MCCH

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, a paver driveway extension has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/04/2024 **Status:** MCCH

8 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
a. The barrier must be at least four (4) feet high on the outside.
b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. More specifically, when you removed the pool cage you removed your permitted pool barrier.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 04/04/2024 **Status:** MCCH

9 **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, commercial vehicle parked behind fence is prohibited due to size.

Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 04/04/2024 **Status:** CLS

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: LOAIZA, CLAUDIA; Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of NELSON PALOMINO and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 2901 GIULIANO AVE. LAKE WORTH BEACH, FL. 33461, PCN: 00-43-44-20-04-017-0(and Claudia Loaiza:
2901 Giuliano Ave, Lake Worth Beach, FL 33461-3726 **CEO:** Paul Pickett
Situs Address: 2901 Giuliano Ave, Lake Worth, FL **Case No:** C-2024-03040024
PCN: 00-43-44-20-04-017-0090 **Zoned:** RM

Violations:

1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Addition (right side) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/20/2024 **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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/20/2024 **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, ACCESSORY STRUCTURE (ALUMINIUM ROOFED PORCH) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/20/2024 **Status:** MCCH

Agenda No.: 020 **Complexity Level:** 3 **Status:** Active
Respondent: SPT WAH WAVERLY LLC **CEO:** Paul Pickett
1200 S Pine Island Rd, Plantation, FL 33324 United States
Situs Address: 1392 Summit Pines Blvd, Building 6, West Palm Beach, FL **Case No:** C-2023-11210001
PCN: 00-42-44-11-34-001-0000 **Zoned:** RS

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.

Specifically: The stairway railings on the east side of building 6 are deteriorated and need replacement or repair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 11/21/2023 **Status:** MCCH

cc: Spt Wah Waverly Llc
Spt Wah Waverly Llc
Wshb

Agenda No.: 021 **Complexity Level:** - **Status:** Active
Respondent: Valdes, Ricardo **CEO:** Paul Pickett
16394 E Calder Dr, Loxahatchee, FL 33470-4140
Situs Address: 16394 E Calder Dr, Loxahatchee, FL 33470 **Case No:** C-2021-07290018
PCN: 00-40-43-25-00-000-7080 **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, a permitted pole barn (B-1981-029075-0000) has been converted into an accessory building without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 08/05/2021 **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. CAR LIFT
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/05/2021 **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, WOOD STRUCTURE has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/05/2021 **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, SHIPPING CONTAINER has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/05/2021 **Status:** MCCH

cc: Building Division

Agenda No.: 022 **Complexity Level:** 1 **Status:** Active
Respondent: Cifuentes, Hector J; Velasquez Mora, Leidy A **CEO:** Debbie N Plaud
13882 60th St N, West Palm Bch, FL 33411-8379
Situs Address: 13882 60th St N, West Palm Beach, FL **Case No:** C-2024-12180015
PCN: 00-41-43-04-00-000-3630 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/25/2025 **Status:** MCCH

2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 07/25/2025 **Status:** MCCH

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

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

This property has approvals for a Single-Family Dwelling in the AR Zoning District. During a recent inspection, multiple vehicles were observed in various stages of repair.
Code: Unified Land Development Code - 1.A.2
Issued: 07/25/2025 **Status:** MCCH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 04, 2026 11:00 AM

Agenda No.: 023 **Complexity Level:** 1 **Status:** Active
Respondent: Countrypark at Boca Raton Homeowners' Association, INC **CEO:** Debbie N Plaud
400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432
Situs Address: 8175 Countrypark Dr, Boca Raton, FL **Case No:** C-2023-03240024
PCN: 00-42-47-32-05-001-0000 **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. Specifically, a chain link fence has been erected or installed between Noel Way and SW 18th St. without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/29/2023 **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. Specifically, a concrete slab located behind the pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/29/2023 **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. Specifically, electrical wiring has been erected or installed on the shed located behind the community pool without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/29/2023 **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. Specifically, a shed located behind the community pool has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/29/2023 **Status:** MCCH

cc: Countrypark At Boca Raton Homeowners' Association, Inc.
Countrypark At Boca Raton Homeowners' Association, Inc.

Agenda No.: 024 **Complexity Level:** 1 **Status:** Active
Respondent: S-N-V GOAL HOLDINGS, LLC **CEO:** Debbie N Plaud
21224 Rock Ridge Dr, Boca Raton, FL 33428-4874
Situs Address: 9747 Ohio Pl, Boca Raton, FL **Case No:** C-2024-04300021
PCN: 00-42-47-07-09-024-0140 **Zoned:** AR

Violations:

2 **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Specifically, there is a hole on the exterior wall around the water spigot in the back of the residence. There is also a a large crack in the foundation on the northwest corner of the residence.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 05/13/2024 **Status:** MCCH

3 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 05/13/2024 **Status:** MCCH

5 **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. Specifically, the down spouts to the gutters are damaged/missing and in need of repair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 05/13/2024 **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. Specifically, a hot water heater has been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** MCCH

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. Specifically, the kitchen inside of the residence has been remodeled into a third bedroom and the dining room into the new kitchen without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** MCCH

cc: S-N-V Goal Holdings, Llc

Agenda No.: 025 **Complexity Level: -** **Status:** Removed
Respondent: AGUIRRE, ENRIQUE **CEO:** Rl Thomas
143 NW 14th Ave, Boynton Beach, FL 33435-2634
Situs Address: 5945 Eddy Ct, Lake Worth, FL 33463 **Case No:** C-2020-11190018
PCN: 00-42-44-34-31-000-1160 **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, several roofed structures has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/29/2020 **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, brick paving has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/29/2020 **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, an extended driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/29/2020 **Status:** MCCH

Agenda No.: 026 **Complexity Level:** 1 **Status:** Active
Respondent: Rivera, Richer G **CEO:** Charles Zahn
3760 Suncrest Rd, Lake Worth, FL 33467-1556
Situs Address: 3760 Suncrest Rd, Lake Worth, FL 33467 **Case No:** C-2022-11160021
PCN: 00-42-43-27-09-000-0360 **Zoned:** AR

Violations:

2 **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: 11/21/2022 **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, fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/21/2022 **Status:** CLS

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, roofed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/21/2022 **Status:** CLS

Agenda No.: 027 **Complexity Level:** 1 **Status:** Active
Respondent: LINDSAY, STANFORD D **CEO:** Nedssa Miranda
4587 Caribbean Blvd, West Palm Beach, FL 33407-1862
Situs Address: 4587 Caribbean Blvd, West Palm Beach, FL 33407 **Case No:** C-2022-11300033
PCN: 00-42-43-01-00-000-3035 **Zoned:** RM

Violations:

3 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Park the boat in the side or rear yard and screen the boat from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/06/2022 **Status:** MCCH

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

Please Park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicle parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 12/06/2022 **Status:** CLS

5 **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.

Repair/maintain roof, flashing, drains, gutters and downspouts as required.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 12/06/2022 **Status:** CLS

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, Inactive/addition permit # B-2004-007721-0000 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, Inactive/addition permit # B-2004-007721-0000.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Inactive/addition permit # B-2004-007721-0000.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.1
PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 12/06/2022 **Status:** CLS

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

Obtain required building permits for the detached garage/structure or remove the detached garage/structure.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/06/2022 **Status:** MCCH

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

Obtain required building permits for the driveway or remove the driveway.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/06/2022 **Status:** CLS

9 **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 mop, tires, boxes, materials, equipment or any items storage in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/06/2022 **Status:** MCCH

Agenda No.: 028 **Complexity Level:** 1 **Status:** Active
Respondent: MOGENE, DANISE **CEO:** Nedssa Miranda
4872 Caribbean Blvd, West Palm Beach, FL 33407-1724
Situs Address: 4872 Caribbean Blvd, West Palm Beach, FL **Case No:** C-2023-02220019
PCN: 00-42-43-01-03-022-0060 **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 buckets, containers, trash, materials, equipment's, tires, wood plank and all item storage in public view.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 02/28/2023 **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, fence (wood) has been erected or installed without a valid building permit.

Obtain required building permits for the fence (wood) or remove the fence (wood).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2023 **Status:** MCCH

6 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.
Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b.
Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 02/28/2023 **Status:** MCCH

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, Addition/structure has been erected or installed without a valid building permit.

Obtain required building permits for the Addition/structure or remove the Addition/structure.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 02/28/2023 **Status:** MCCH

Agenda No.: 029 **Complexity Level:** 1 **Status:** Active
Respondent: Pontus TP Portfolio LLC **CEO:** Jill L Lovett
1200 South Pine Island, Plantation, FL 33324 United States
Situs Address: 3030 N Military Trl, West Palm Beach, FL **Case No:** C-2025-12290003
PCN: 00-42-43-13-01-004-0020 **Zoned:** CG

Violations:

1 **Details:** The provisions of this Code shall apply to the development of all land in unincorporated PBC, unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
The development or use of the property is inconsistent with the approved Development Order, or there is no approved Development Order and implementing Development Permit. The provisions of the ULDC shall apply to the development of all land in the unincorporated Palm Beach County unless stated otherwise. No development shall be undertaken unless authorized by a Development Order.
*Observation: CCO observed several beds and miscellaneous items in the carwash area that people are using to live in.
Code: Unified Land Development Code - 1.A.2
Issued: 01/14/2026 **Status:** CLS

2 **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. More specifically but not limited to the outside of the building has graffiti on it as well as a large amount of trash and debris in the parking lot.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 01/14/2026 **Status:** CLS

3 **Details:** Required vegetation, landscape barriers, or ground treatment that become damaged, diseased, removed, or are dead shall be immediately replaced, and where specified, are subject to the Vegetation Removal and Replacement Permit process. More specifically but not limited to one of the trees on the Right Of Way on Community Dr have fallen and needs to be replaced.
Code: Unified Land Development Code - 7.E.3.B
Issued: 01/14/2026 **Status:** CLS

cc: Business Manager
Title Member

Agenda No.: 030 **Complexity Level:** - **Status:** Active
Respondent: Medina, Manuel C; Medina, Esperanza **CEO:** Steve R Newell
5327 Buchanan Rd W, West Palm Beach, FL 33484-4217
Situs Address: 5327 Buchanan Rd, Delray Beach, FL 33484 **Case No:** C-2022-07120003
PCN: 00-42-46-23-03-000-6011 **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. Specifically, a roofed patio addition has been erected without the benefit of a permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/22/2022 **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. Specifically, the screen roofed addition has been enclosed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/22/2022 **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. Specifically, a mini-split ac unit has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/22/2022 **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. 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: 07/22/2022 **Status:** MCCH

5 **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. Specifically, the golf cart needs to be screened from view
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/22/2022 **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. Specifically, security lights have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/22/2022 **Status:** MCCH

cc: Medina, Esperanza
Medina, Manuel C

Agenda No.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: Pierre, Miracle; Pierre, Thelma Emelda **CEO:** Dennis A Hamburger
5481 Huddle Hill Rd E, Lake Worth, FL 33463-1559
Situs Address: 5481 Huddle Hill Rd, Lake Worth, FL **Case No:** C-2023-08020033
PCN: 00-42-44-35-03-000-6240 **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, the enclosed garage has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/04/2023 **Status:** MCCH

ADJOURNMENT:

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 04, 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. "