

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

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: Shadow box front gate 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:** CEH

Agenda No.: 006

Complexity Level: -

Status: Active

Respondent: Morales, Fernando; Morales, Iris
 3977 Barkis Ave, Boynton Beach, FL 33436-2714

CEO: Maggie Bernal

Situs Address: 3977 Barkis Ave, Boynton Beach, FL

Case No: C-2024-07290008

PCN: 00-43-45-19-01-001-0431

Zoned: RS

Violations:

- 1** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
 More Specifically: Parking/storing of a commercial vehicle(s) in a residential zoning district is prohibited
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 08/06/2024 **Status:** CEH
- 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: 08/06/2024 **Status:** CEH
- 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: Carport has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/06/2024 **Status:** CEH
- 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: Pergola has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/06/2024 **Status:** CEH
- 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: Extended driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/06/2024 **Status:** CEH
- 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: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/06/2024 **Status:** CEH

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10 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Canopy/canvas pole structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/06/2024 **Status:** CEH

Agenda No.: 007 **Complexity Level:** 1 **Status:** Active
Respondent: Newbery, Sandra; Newbery, Kimberley John **CEO:** Maggie Bernal
4427 Vicliff Rd, West Palm Beach, FL 33406-7570
Situs Address: 4427 Vicliff Rd, West Palm Beach, FL **Case No.:** C-2024-06280019
PCN: 00-42-44-13-05-001-0090 **Zoned:** UI

Violations: **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: Fence(s) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/08/2024 **Status:** CEH

Agenda No.: 008 **Complexity Level:** 1 **Status:** Active
Respondent: Spencer, Kevin E; Young, Patricia A **CEO:** Maggie Bernal
3170 Caribb Way, Lake Worth, FL 33462-3712
Situs Address: 3170 Caribb Way, Lake Worth, FL **Case No.:** C-2024-08210031
PCN: 00-43-45-06-01-018-0020 **Zoned:** RS

Violations:

1 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. More specifically: Existing vegetation/shrubs/trees throughout property is overgrown and must be trimmed and maintained
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/22/2024 **Status:** CEH

2 **Details:** It shall be unlawful for any owner of land to park on, cause to be parked on, or allow to be parked on land any unlicensed or unregistered motor 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 with the exception of one unregistered or unlicensed vehicle which may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/22/2024 **Status:** CEH

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/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/22/2024 **Status:** CEH

4 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More Specifically: Wood privacy fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/22/2024 **Status:** CEH

Agenda No.: 009 **Complexity Level:** 1 **Status:** Active
Respondent: Sprow, James A; Sprow, Denise I **CEO:** Maggie Bernal
611 Adonider Ln, Wellington, FL 33414-8135

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Situs Address: 4831 Weymouth St, Lake Worth, FL
PCN: 00-42-44-24-10-099-1253

Case No: C-2024-07300016
Zoned: RM

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. 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.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b
 Unified Land Development Code - 6.D.1.A.1.c</p> <p>Issued: 07/30/2024 Status: CEH</p> |
| 2 | <p>Details: No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, or any motor vehicle on any public street, sidewalk and/or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.1</p> <p>Issued: 07/30/2024 Status: CEH</p> |
| 3 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 07/30/2024 Status: CEH</p> |
| 4 | <p>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.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b</p> <p>Issued: 07/30/2024 Status: CEH</p> |
| 5 | <p>Details: It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.</p> <p>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a</p> <p>Issued: 07/30/2024 Status: CEH</p> |
| 6 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
 More Specifically: Large Membrane canopy structure has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 07/30/2024 Status: CEH</p> |
| 7 | <p>Details: Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays.
 More Specifically: Junk/Storage Yard (Misc. Equipment & Materials/Motor vehicles etc.)</p> <p>Code: Unified Land Development Code - 4.A.7.C.6
 Unified Land Development Code - Table 3.E.1.B-PDD Use Matrix</p> <p>Issued: 07/30/2024 Status: CEH</p> |

Agenda No.: 010

Complexity Level: 1

Status: Active

Respondent: SWH 2017 1 BORROWER, LP
 1201 Hays St, Tallahassee, FL 32301-2525

CEO: Maggie Bernal

Situs Address: 1368 Parterre Dr, West Palm Beach, FL

Case No: C-2024-10160006

PCN: 00-42-43-27-01-001-0070

Zoned: RS

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)</p> <p>Issued: 10/16/2024 Status: CEH</p> |
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- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
More Specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/16/2024 **Status:** CEH

- 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; Shed/Utility Building has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 10/16/2024 **Status:** CEH

cc: Swh 2017 1 Borrower
Swh 2017 1 Borrower, Lp
Swh 2017 1 Borrower, Lp

Agenda No.: 011 **Complexity Level:** 1 **Status:** Removed
Respondent: Thorner, Craig **CEO:** Maggie Bernal
 4300 White Feather Trl, Boynton Beach, FL 33436-1710
Situs Address: 4300 White Feather Trl, Boynton Beach, FL **Case No:** C-2024-08120011
PCN: 00-42-45-13-00-000-1027 **Zoned:** AR

- Violations:**
- 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 08/14/2024 **Status:** CLS

Agenda No.: 012 **Complexity Level:** - **Status:** Active
Respondent: 15445 US 441 LLC **CEO:** Steve G Bisch
 17686 Circle Pond Ct, Boca Raton, FL 33496-1002
Situs Address: 10069 La Reina Rd, Delray Beach, FL **Case No:** C-2024-06120010
PCN: 00-42-43-27-05-067-0283 **Zoned:** AGR

- Violations:**
- 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.
Code: Unified Land Development Code - 6.D.1.A.1.d
Issued: 06/26/2024 **Status:** CEH

 - 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: 06/26/2024 **Status:** CEH

 - 3 **Details:** Parking shall be prohibited on all vacant properties in residential districts.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 06/26/2024 **Status:** CEH

 - 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, Electrical connections have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/26/2024 **Status:** CEH

Agenda No.: 013 **Complexity Level:** - **Status:** Active
Respondent: 15445 US 441 LLC **CEO:** Steve G Bisch
 17686 Circle Pond Ct, Boca Raton, FL 33496-1002
Situs Address: 15445 US Highway 441, FL **Case No:** C-2024-10230008
PCN: 00-42-43-27-05-067-0281 **Zoned:** AGR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Standards:
Electrified fences shall be installed, operated, or maintained in compliance with the following: [Ord. 2013-018]</p> <p>(1) Technical Standards:
All electrified fences are subject to permitting and review by the Building Division and shall be designed, installed, operated, and maintained in a manner not to be injurious to individuals. [Ord. 2013-018]</p> <p>(2) Exterior Non-Electrified Fence or Wall Electrified fences and gates shall be attached to the interior of, or completely surrounded on the side facing the property exterior, by a non-electrified fence or wall that meets the following requirements: [Ord. 2013-018]</p> <p style="padding-left: 20px;">(a) Minimum of six feet in height; [Ord. 2013-018]</p> <p style="padding-left: 20px;">(b) The separation between the exterior, non-electrified fence or wall, and the electrified fence shall be a minimum of four inches and a maximum of eight inches; [Ord. 2013-018]</p> <p style="padding-left: 20px;">(c) When adjacent to or within 50 feet of a parcel of land with a residential FLU designation or use, the non-electrified fence shall include a solid material that will screen the electrified fence from view and prevent a person from being able to penetrate the non-electrified fence; and, [Ord. 2013-018]</p> <p style="padding-left: 20px;">(d) Exterior fences such as chain link shall have openings no larger than two and three-eighths inches. [Ord. 2013-018]</p> <p>(3) Public Warning Signage:
Provide and maintain signage, subject to prior review by the Building Division, which satisfies the intent of the requirements contained in ISO 3864 or a current equivalent internationally accepted standard, and that such signage be placed within ten feet of all corners, not more than 45 feet apart, so as to be plainly visible. Exceptions to screening or landscaping requirements may be permitted where necessary to ensure visibility of signage. [Ord. 2013-018]</p> <p style="padding-left: 20px;">Code: Unified Land Development Code - 5.B.1.A.2.e.2.b
Issued: 10/24/2024 Status: CEH</p> |
| 2 | <p>Details: Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 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.</p> <p style="padding-left: 20px;">Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 10/24/2024 Status: CEH</p> |

cc: Merchant Strategy

Agenda No.: 014	Complexity Level: 1	Status: Active								
Respondent: da Silva, Altair Rosa; Amaral, Adilce 11383 62nd Ln N, West Palm Beach, FL 33412-1847		CEO: Brian Burdett								
Situs Address: 62nd Ln N, Loxahatchee Groves, FL		Case No.: C-2024-02140013								
PCN: 00-41-42-35-00-000-5550		Zoned: AR								
Violations:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td style="padding: 5px;"> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, pole barn structure has been erected or installed without a valid building permit.</p> <p style="padding-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2024 Status: CEH</p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td style="padding: 5px;"> <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence/gate has been erected or installed without a valid building permit.</p> <p style="padding-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2024 Status: CEH</p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">3</td> <td style="padding: 5px;"> <p>Details: Parking shall be prohibited on all vacant properties in residential districts. More specifically, included but not limited to truck and several trailers.</p> <p style="padding-left: 20px;">Code: Unified Land Development Code - 6.D.1.A.4.a.3 Issued: 02/14/2024 Status: CEH</p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">4</td> <td style="padding: 5px;"> <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, included but not limited to water tank, gardening tools, machinery, and commercial dumpster.</p> </td> </tr> </table>		1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, pole barn structure has been erected or installed without a valid building permit.</p> <p style="padding-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2024 Status: CEH</p>	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence/gate has been erected or installed without a valid building permit.</p> <p style="padding-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2024 Status: CEH</p>	3	<p>Details: Parking shall be prohibited on all vacant properties in residential districts. More specifically, included but not limited to truck and several trailers.</p> <p style="padding-left: 20px;">Code: Unified Land Development Code - 6.D.1.A.4.a.3 Issued: 02/14/2024 Status: CEH</p>	4	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, included but not limited to water tank, gardening tools, machinery, and commercial dumpster.</p>
1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, pole barn structure has been erected or installed without a valid building permit.</p> <p style="padding-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2024 Status: CEH</p>									
2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence/gate has been erected or installed without a valid building permit.</p> <p style="padding-left: 20px;">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2024 Status: CEH</p>									
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4	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, included but not limited to water tank, gardening tools, machinery, and commercial dumpster.</p>									

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	<p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 02/14/2024 Status: CEH</p>
5	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical and plumbing has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2024 Status: CEH</p>
6	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, several roofed structures behind pole barn in rear of property have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/14/2024 Status: CEH</p>

Agenda No.: 015 **Complexity Level:** 1 **Status:** Active
Respondent: Odige, Landy; Brutus, Bethuel M **CEO:** Brian Burdett
 14234 Hamlin Blvd, Loxahatchee, FL 33470-5637
Situs Address: 14234 Hamlin Blvd, Loxahatchee, FL **Case No:** C-2024-04040013
PCN: 00-41-42-20-00-000-1060 **Zoned:** AR

Violations:	<p>1 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-2021-055978-0000, replace 20 impact windows and 1 impact door, size for size. has become inactive or expired.</p> <p>The final inspection shall be made after all work required by the building permit is completed. More Specifically, must have final/ completed .</p> <p>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, B-2021-055978-0000.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 PBC Amendments to FBC 7th Edition (2020) - 110.3.10 PBC Amendments to FBC 7th Edition (2020) - 111.5</p> <p>Issued: 04/12/2024 Status: CEH</p>
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cc: Building Division

	<p>Agenda No.: 016 Complexity Level: 1 Status: Active Respondent: Gonzalez Cruz, Omar; Garcia Machado, Marelis CEO: Brian Burdett 2691 Oklahoma St, West Palm Beach, FL 33406-4209</p>
	<p>Situs Address: 641 Marshall Rd, West Palm Beach, FL Case No: C-2024-08160014 PCN: 00-42-43-27-05-012-4712 Zoned: AR</p>
Violations:	<p>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. More specifically, dump truck and semi-tractor trailer.</p> <p>Code: Unified Land Development Code - 6.D.1.A.2.a Issued: 08/28/2024 Status: CEH</p>

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: Hector, Richard; Hector, Kimberly **CEO:** Brian Burdett
 16563 83rd Pl N, Loxahatchee, FL 33470-1701
Situs Address: 16563 83rd Pl N, Loxahatchee, FL **Case No:** C-2024-04250019
PCN: 00-40-42-24-00-000-7280 **Zoned:** AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

Violations:

- 1 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. More specifically: Occupying Living in camper.
Code: Unified Land Development Code - 6.D.1.A.1.d
Issued: 05/09/2024 **Status:** CEH

- 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, green shed structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/09/2024 **Status:** CEH

Agenda No.: 018

Complexity Level: 1

Status: Active

Respondent: Hernandez, Alfredo

CEO: Brian Burdett

6507 Patricia Dr, West Palm Beach, FL 33413-3426

Situs Address: 6507 Patricia Dr, West Palm Beach, FL

Case No: C-2024-07160047

PCN: 00-42-44-03-02-000-0020

Zoned: RS

Violations:

- 1 **Details:** ARTICLE 18
FLOOD DAMAGE PREVENTION
CHAPTER B BUILDINGS AND STRUCTURES
Section 3 Specific Methods of Construction and Requirements
B. Additional Elevation of Buildings (Free board)
1. For New Construction and Substantial Improvements, including electrical systems, equipment and components, heating, ventilating, air conditioning, plumbing appliances and plumbing fixtures, duct systems, and other service equipment, in Zones AE, AH, and VE, the minimum elevation requirement (for the Lowest Floor or lowest horizontal member, as applicable) shall be at least one foot above the Base Flood Elevation. In areas without a master storm water drainage system, the minimum elevation requirement shall be the higher of one foot above the Base Flood Elevation or 18 inches above the Lowest Adjacent Road Crown (LARC). Flood-proofing, to a minimum of one foot above the Base Flood Elevation, subject to the limitations of applicable provisions of the Florida Building Code, as amended, may be used in flood zones other than Coastal High Hazard Areas.
Code: Unified Land Development Code - 18.B.3.B.1
Issued: 07/23/2024 **Status:** CEH

- 2 **Details:** SECTION111
CERTIFICATE OF OCCUPANCY
[A]111.1 Use and occupancy.
A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not 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.

Exception: Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2.

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.
Code: PBC Amendments to FBC 8th Edition (2023) - 111.1
Issued: 07/23/2024 **Status:** CEH

- 3 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 07/23/2024 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

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 erected or installed without a valid building permit. 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 without a permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9

Issued: 05/13/2024 **Status:** CEH

Agenda No.: 020 **Complexity Level:** 1 **Status:** Active
Respondent: Miele, Thomas **CEO:** Brian Burdett
 7242 Marshall Rd, West Palm Beach, FL 33413-3346
Situs Address: 7242 Marshall Rd, West Palm Beach, FL **Case No:** C-2024-07160007
PCN: 00-42-43-27-05-012-0473 **Zoned:** AR

Violations:

1 **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, Ever-Green Sprinkler Maintenance Co. & Ever-Green Sprinkler & Landscaping Services. 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, Ever-Green Sprinkler Maintenance Co. & Ever-Green Sprinkler & Landscaping Services.

Code: Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.A.7.C.6

Issued: 07/25/2024 **Status:** CEH

2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, Many vehicles parked/ stored on unimproved surface.

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

Issued: 07/25/2024 **Status:** CEH

3 **Details:** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways. More specifically, tractors, lawn mowers, lawn maintenance equipment, enclosed and flatbed/ open utility trailers, materials of p.v.c. .piping, plastic and metal containers and pallets.

Code: Unified Land Development Code - 4.B.1.E.11.k

Issued: 07/25/2024 **Status:** CEH

8 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, chain link fence permit # B-2014-024900, has become inactive or expired.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1

Issued: 07/25/2024 **Status:** CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

Issued: 07/25/2024

Status: CEH

Agenda No.: 021

Complexity Level: 1

Status: Active

Respondent: Segovia, Piyakarn; Ortiz, Yessid
1433 Fair Green Rd, West Palm Beach, FL 33417-5402

CEO: Brian Burdett

Situs Address: 1433 Fair Green Rd, West Palm Beach, FL

Case No: C-2024-09090010

PCN: 00-42-43-27-21-001-1020

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

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

Issued: 09/24/2024

Status: CEH

2 **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

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, swimming pool barrier has been erected or installed without a valid building permit.

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

Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)

Issued: 09/24/2024

Status: CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

- 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, changing the elevation of pool area has been erected or installed without a valid building permit.
- 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, obtain completed permit on changing the elevation of pool area.
- The final inspection shall be made after all work required by the building permit is completed. More Specifically, obtain completed permit on changing the elevation of pool area.
- 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, improvements to the property.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
PBC Amendments to FBC 8th Edition (2023) - 110.10
PBC Amendments to FBC 8th Edition (2023) - 110.3.11
PBC Amendments to FBC 8th Edition (2023) - 111.5
- Issued:** 09/24/2024 **Status:** CEH
- 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, tiki/ chickee hut in rear of property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
- Issued:** 09/24/2024 **Status:** CEH
- 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/ structure with gates has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
- Issued:** 09/24/2024 **Status:** CEH
- 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, exterior electrical receptacle in rear of property on pool deck has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
- Issued:** 09/24/2024 **Status:** CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

Violations: 1 **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 next to dumpster in rear corner of property in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 10/07/2024 **Status:** CEH

Agenda No.: 025 **Complexity Level:** - **Status:** Active
Respondent: 10387 BPC LLC; **CEO:** Richard F Cataldo
7150 Lockwood Rd, Lake Worth, FL 33467
Situs Address: 10387 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2024-09050010
PCN: 00-42-45-26-26-000-1790 **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, an additional concrete driveway has been installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/05/2024 **Status:** CEH

cc: 10387 Bpc Llc

Agenda No.: 026 **Complexity Level:** - **Status:** Active
Respondent: ALBY, JOYCE; GRIMSLEY, SLOAN **CEO:** Richard F Cataldo
15214 80th Dr N, Palm Beach Gardens, FL 33418-7323
Situs Address: 5660 Boynton Cres, Boynton Beach, FL **Case No:** C-2024-09170005
PCN: 00-42-45-26-27-000-1150 **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 driveway has been widened with asphalt without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/17/2024 **Status:** CEH
2 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle(s) parked on grass.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 09/17/2024 **Status:** CEH

cc: Joyce Alby And Sloan Grimsley

Agenda No.: 027 **Complexity Level:** - **Status:** Active
Respondent: CORRIOLAN, BENEZE **CEO:** Richard F Cataldo
10463 Boynton Place Cir, Boynton Beach, FL 33437-2628
Situs Address: 10463 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2024-08290009
PCN: 00-42-45-26-25-000-0580 **Zoned:** RS

Violations: 1 **Details:** The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically, the roof is in a state of disrepair,
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 09/04/2024 **Status:** CEH

Agenda No.: 028 **Complexity Level:** - **Status:** Removed
Respondent: FRANCOIS, YVES ANDRE GREGOIRE; LASSALLE, **CEO:** Richard F Cataldo
VERONIQUE
10392 Boynton Place Cir, Boynton Beach, FL 33437-2619
Situs Address: 10392 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2024-09040016
PCN: 00-42-45-26-26-000-1180 **Zoned:** RS

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

Violations: 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a concrete driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/04/2024 **Status:** CLS

Agenda No.: 029 **Complexity Level:** - **Status:** Active
Respondent: RENE, CLEMY J; GUERRIER, MARLAINE **CEO:** Richard F Cataldo
10301 Boynton Place Cir, Boynton Beach, FL 33437-2668
Situs Address: 10301 Boynton Place Cir, Boynton Beach, FL **Case No:** C-2024-10010001
PCN: 00-42-45-26-26-000-3120 **Zoned:** RS

Violations: 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, vehicle parked on grass.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 10/01/2024 **Status:** CEH

Agenda No.: 030 **Complexity Level:** - **Status:** Active
Respondent: Jack Boshes and Miriam Boshes, Trustee of the Jack Boshes and Miriam Boshes Joint Revocable Trust **CEO:** Richard F Cataldo
Agreement dated December 30, 1994
6701 Via Regina, Boca Raton, FL 33433-3957
Situs Address: 6701 Via Regina, Boca Raton, FL **Case No:** C-2024-05070069
PCN: 00-42-47-34-15-033-0030 **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, sliding glass doors have been installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2024 **Status:** CEH

cc: Boshes, Miriam

Agenda No.: 031 **Complexity Level:** - **Status:** Active
Respondent: PASZUL, PETER; PASZUL, TATIANA **CEO:** Richard F Cataldo
20614 Carousel Cir W, Boca Raton, FL 33434-3933
Situs Address: 20614 Carousel Cir W, Boca Raton, FL **Case No:** C-2024-08230008
PCN: 00-42-47-18-03-004-0050 **Zoned:** RS

Violations: 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, a vehicle is parked on the grass.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 08/23/2024 **Status:** CEH
2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the screen enclosure is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/23/2024 **Status:** CEH

Agenda No.: 032 **Complexity Level:** 1 **Status:** Active
Respondent: NISBET, JOHN M; AKA Jon M Nisbet **CEO:** Frank A Davis
6639 Venetian Dr, Lantana, FL 33462-3665
Situs Address: 6639 Venetian Dr, Lake Worth, FL **Case No:** C-2024-08130032
PCN: 00-43-45-06-02-039-0100 **Zoned:** RS

Violations: 1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a Boat
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/20/2024 **Status:** SIT

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

- 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.1.b.2
Issued: 08/20/2024 **Status:** SIT
- 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. More specifically, Inoperable Vehicles.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/20/2024 **Status:** SIT
- 4 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district.
Code: Unified Land Development Code - 6.D.1.A.1
Issued: 08/20/2024 **Status:** SIT

cc: Nisbet, Jon M

Agenda No.: 033 **Complexity Level:** 1 **Status:** Active
Respondent: CARTER, AMY L; ARMETTA, PETER **CEO:** Frank A Davis
 2678 Meadow Rd, West Palm Beach, FL 33406-7766

Situs Address: 2678 Meadow Rd, West Palm Beach, FL **Case No:** C-2024-05080010
PCN: 00-43-44-17-01-005-0050 **Zoned:** RS

- Violations:**
- 1 **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a Box Trailer.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 05/14/2024 **Status:** CEH
 - 5 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 05/14/2024 **Status:** CEH

Agenda No.: 034 **Complexity Level:** 1 **Status:** Active
Respondent: GURNE, GEORGIANA CONSTANTA **CEO:** Frank A Davis
 8546 Tourmaline Blvd, Boynton Beach, FL 33472-2418

Situs Address: 8546 Tourmaline Blvd, Boynton Beach, FL **Case No:** C-2024-07240021
PCN: 00-42-45-14-17-000-0700 **Zoned:** RTS

- Violations:**
- 1 **Details:** 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, B-2022-29773 (Patio Enclosure).
Code: PBC Amendments to FBC 8th Edition (2023) - 111.5
Issued: 07/30/2024 **Status:** CEH

Agenda No.: 035 **Complexity Level:** 1 **Status:** Active
Respondent: LI, ZHIBIN **CEO:** Frank A Davis
 4182 Juniper Ter, Boynton Beach, FL 33436-3021

Situs Address: 4182 Juniper Ter, Boynton Beach, FL **Case No:** C-2024-08190024
PCN: 00-42-45-24-03-000-0700 **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, Windows and Doors has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/20/2024 **Status:** CEH

Agenda No.: 036 **Complexity Level:** 1 **Status:** Removed
Respondent: RUSSI, EMANUEL **CEO:** Frank A Davis
 309 Greenbrier Dr, Lake Worth Beach, FL 33461-1824

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

Situs Address: 2932 Melaleuca Dr, West Palm Beach, FL
PCN: 00-43-44-08-10-003-0040

Case No: C-2024-06130001
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, Converted Garage to Multiple Units has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/01/2024 **Status:** CLS
- 2** **Details:** Kitchens, non-habitable spaces and interior public areas shall not be used for sleeping purposes. More specifically, Garage/ Shed.
Code: Palm Beach County Property Maintenance Code - Section 14-44 (e)
Issued: 07/01/2024 **Status:** CLS

cc: Russi, Emanuel

Agenda No.: 037

Complexity Level: 1

Status: Active

Respondent: SCHROADER, JASON; SCHROADER, DOROTHY
391 Foresta Ter, West Palm Beach, FL 33415-2611

CEO: Frank A Davis

Situs Address: 391 Foresta Ter, West Palm Beach, FL

Case No: C-2024-07030009

PCN: 00-42-44-02-18-001-0200

Zoned: RH

Violations:

- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' Wood Fence/ Gate has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/09/2024 **Status:** CEH

Agenda No.: 038

Complexity Level: 1

Status: Active

Respondent: SOUTH FLORIDA INVESTMENT REAL ESTATE LLC
2601 SW 23RD CRANBROOK Dr, Boynton Beach, FL 334

CEO: Frank A Davis

Situs Address: 6541 Hillside Ln, Lake Worth, FL

Case No: C-2024-08210007

PCN: 00-43-45-04-00-000-7410

Zoned: RS

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: 10/03/2024 **Status:** SIT

cc: South Florida Investment Real Estate Llc

Agenda No.: 039

Complexity Level: -

Status: Active

Respondent: Bradford, Earnest G; Bradford, Paulina G
11649 57th Rd N, West Palm Beach, FL 33411-8837

CEO: Darrin L Emmons

Situs Address: 11649 57th Rd N, West Palm Beach, FL

Case No: C-2024-05230016

PCN: 00-41-43-02-00-000-3220

Zoned: AR

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Issued: 05/23/2024	Status: SIT
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 shed has been erected or installed without a valid building permit.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Issued: 05/23/2024	Status: SIT
5	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: 05/23/2024	Status: SIT

Agenda No.: 042	Complexity Level: 1	Status: Active																																													
Respondent: Pacheco, Marvin Garcia; Medina Ojeda, Mariam D 11448 56th Pl N, West Palm Beach, FL 33411-8827		CEO: Darrin L Emmons																																													
Situs Address: 11448 56th Pl N, West Palm Beach, FL		Case No: C-2024-03080015																																													
PCN: 00-41-43-02-00-000-1722		Zoned: AR																																													
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: top;">1</td> <td colspan="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 6-foot metal privacy fence has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td>Issued: 03/12/2024</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">2</td> <td colspan="2">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. More specifically, there is a White Ford truck on the front lawn with no license plate.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.4.a.2.a</td> <td>Issued: 03/12/2024</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">3</td> <td colspan="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 wood and wire fence around a doghouse behind the residence has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td>Issued: 03/12/2024</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">4</td> <td colspan="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 renovation/addition to the back of the residence with electricity and plumbing has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td>Issued: 03/12/2024</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> <tr> <td style="text-align: center; vertical-align: top;">5</td> <td colspan="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 tiki hut type structure with electricity and plumbing has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td>Issued: 03/12/2024</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Status: CEH</td> </tr> </table>		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 6-foot metal privacy fence has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Issued: 03/12/2024			Status: CEH	2	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. More specifically, there is a White Ford truck on the front lawn with no license plate.			Code: Unified Land Development Code - 6.D.1.A.4.a.2.a	Issued: 03/12/2024			Status: CEH	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 wood and wire fence around a doghouse behind the residence has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Issued: 03/12/2024			Status: CEH	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 renovation/addition to the back of the residence with electricity and plumbing has been erected or installed without a valid building permit.			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		Status: CEH																																													

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

- | | | | |
|-----------|---|---|--------------------|
| 14 | Issued: 03/12/2024 | | Status: CEH |
| | 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 grey trailer type structure with electricity and plumbing has been erected or installed without a valid building permit. | | |
| | Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| | Issued: 03/12/2024 | | Status: CEH |
| 15 | | Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a membrane canopy type structure covering a recreational vehicle has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| | Issued: 03/12/2024 | | Status: CEH |
| 16 | | 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 6' wood on wood fence has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| | Issued: 03/12/2024 | | Status: CEH |
| 17 | | 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 parking pads have been erected or installed in front of this residential property without a valid building permit. | |
| | Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| | Issued: 03/12/2024 | | Status: CEH |
| 18 | | 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-foot chain link fence has been erected or installed at the front of this residential property without a valid building permit. | |
| | Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| | Issued: 03/12/2024 | | Status: CEH |
| 19 | | 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, there is an electrically controlled gate at the front of this residential property that has been erected or installed without a valid building permit. | |
| | Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 | | |
| | Issued: 03/12/2024 | | Status: CEH |

Agenda No.: 043	Complexity Level: -	Status: Removed
Respondent: Rivera, Maximo Jr; Rivera, Alexander; Rivera, Ashley E 13793 51st Pl N, West Palm Beach, FL 33411-8163		CEO: Darrin L Emmons
Situs Address: 13793 51st Pl N, West Palm Beach, FL		Case No: C-2024-06140012
PCN: 00-41-43-04-00-000-7610		Zoned: AR

- | | | |
|----------|--------------------|--|
| 1 | Violations: | 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: 06/18/2024 |
| | | Status: CLS |

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 08/13/2024 **Status:** CEH

Agenda No.: 050 **Complexity Level:** 1 **Status:** Active
Respondent: F & K MARTINS PAVERS LIMITED LIABILITY COMPANY **CEO:** Caroline Foulke
 5370 NW 58th Ter, Coral Springs, FL 33067-2723
Situs Address: 11409 Eagle Nest Dr, Boynton Beach, FL **Case No:** C-2023-10060020
PCN: 00-41-45-14-01-004-0000 **Zoned:**

Violations:

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

Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 12/11/2023 **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: 12/11/2023 **Status:** CEH
- 3** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 12/11/2023 **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, fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/11/2023 **Status:** CEH
- 5** **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, bring in fill earth work done without required permits.

Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 12/11/2023 **Status:** CEH
- 6** **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, parking lot/Contractor storage yard.

Code: Unified Land Development Code - 4.A.7.C.6
Issued: 12/11/2023 **Status:** CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 09/30/2021 **Status:** CEH

cc: Building Division

Agenda No.: 055 **Complexity Level:** - **Status:** Active
Respondent: Gerak, Maurice; Gerak, Sharon N **CEO:** Dennis A Hamburger
5362 Greenwood Dr, Delray Beach, FL 33484-1133
Situs Address: 5362 Greenwood Dr, Delray Beach, FL **Case No:** C-2024-07260024
PCN: 00-42-46-11-04-000-0520 **Zoned:** AR

- Violations:**
- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 07/29/2024 **Status:** CEH
 - 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/29/2024 **Status:** CEH

Agenda No.: 056 **Complexity Level:** - **Status:** Active
Respondent: Brown, Michele; Alteria, Ramsey; Alteria, Rose **CEO:** Jamie G Illicete
5600 Old Orange Rd, Jupiter, FL 33458-3443
Situs Address: 5600 Old Orange Rd, Jupiter, FL **Case No:** C-2024-08060002
PCN: 00-42-40-35-03-000-0470 **Zoned:** RS

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open/outdoor storage of vegetative debris, tree trunks, tree limbs, palm fronds or similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/19/2024 **Status:** CEH

cc: Alteria, Ramsey And Rose

Agenda No.: 057 **Complexity Level:** - **Status:** Active
Respondent: John Held, LLC **CEO:** Jamie G Illicete
105 Commerce Rd, Boynton Beach, FL 33426-9365
Situs Address: 17254 Roosevelt Rd, Jupiter, FL **Case No:** C-2024-07180003
PCN: 00-42-41-03-08-000-0110 **Zoned:** RH

- 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, parking area in disrepair and in need of maintenance.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 07/18/2024 **Status:** CEH
 - 3** **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, parking vehicles on grass and sidewalk and not on improved surfaces.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 07/18/2024 **Status:** CEH

Agenda No.: 058 **Complexity Level:** 2 **Status:** Active
Respondent: S2 Jupiter Isles LLC **CEO:** Jamie G Illicete
1201 Hays St, Tallahassee, FL 32301
Situs Address: 6705 Mallards Cove Rd, Jupiter, FL **Case No:** C-2024-09190004
PCN: 00-42-41-03-00-000-7310 **Zoned:** RH

- Violations:**
- 1** **Details:** No Additional Locking Devices on Doors with Panic Hardware- Required panic hardware and fire exit hardware, in other than detention and correctional occupancies as otherwise provided in Chapters 22 and 23, shall not be equipped with any locking device, set screw, or other arrangement that prevents the release of the latch when pressure is applied to the releasing device. More specifically, No additional locking devices may be installed on doors required to be equipped with panic or fire exit hardware. SIDE DOOR - MAG LOCKED ON A PANIC HARDWARE DOOR.
Code: National Fire Protection Association 1 2021 - Chapter 7 Means of Egress 7.2.1.7.4

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

Violations:

- 1 **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.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 04/08/2024 **Status:** CEH
- 2 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 04/08/2024 **Status:** CEH
- 3 **Details:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. More specifically the roof is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
Issued: 04/08/2024 **Status:** CEH

Agenda No.: 064

Complexity Level: 1

Status: Active

Respondent: Rodriguez, Yolanda Paredes

CEO: Ray F Leighton

342 Hemlock Rd, West Palm Beach, FL 33409-6214

Situs Address: 342 Hemlock Rd, West Palm Beach, FL

Case No: C-2024-04290016

PCN: 00-43-43-30-16-006-0110

Zoned: RM

Violations:

- 3 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a roofed patio with a deck in the front set-back has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/30/2024 **Status:** CEH
- 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 addition with a roofed structure in the rear set-back has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/30/2024 **Status:** CEH
- 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: 04/30/2024 **Status:** CEH

Agenda No.: 065

Complexity Level: 1

Status: Active

Respondent: Yanes, Candida

CEO: Ray F Leighton

1033 E Shore Dr, West Palm Beach, FL 33406-5122

Situs Address: 1033 E Shore Dr, West Palm Beach, FL

Case No: C-2024-07310026

PCN: 00-43-44-08-13-000-0732

Zoned: RS

Violations:

- 2 **Details:** No person shall park, store, or keep equipment, a commercial vehicle, recreational vehicle, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.1
Issued: 08/02/2024 **Status:** CEH

Agenda No.: 066

Complexity Level: -

Status: Active

Respondent: Calas, Lorenzo M; Calas, Martha G

CEO: Timothy M Madu

16356 E Calder Dr, Loxahatchee, FL 33470-4140

Situs Address: 16356 E Calder Dr, Loxahatchee, FL

Case No: C-2024-07250007

PCN: 00-40-43-25-00-000-7090

Zoned: AR

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

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 has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/26/2024 **Status:** CEH
- 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, pavers were installed in the driveway without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/26/2024 **Status:** CEH

Agenda No.: 067

Complexity Level: -

Status: Active

Respondent: Miller Hamilton, Victoria M

CEO: Timothy M Madu

4629 110th Ave N, West Palm Beach, FL 33411-9102

Situs Address: 4629 110th Ave N, West Palm Beach, FL

Case No.: C-2024-07250017

PCN: 00-41-43-11-00-000-2450

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 has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/25/2024 **Status:** CEH
- 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, permit # B-2010-003131-0000 has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 07/25/2024 **Status:** CEH
- 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.

 More specifically, the RV parked in the front setback and not screened from the public roadway.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 07/25/2024 **Status:** CEH
- 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, the open storage of building materials and vehicles,
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/25/2024 **Status:** CEH
- 6 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

 More specifically, the disrepair fence/wall.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/25/2024 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

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

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

Issued: 07/25/2024

Status: CEH

8 **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, the uncut grass on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)

Issued: 07/25/2024

Status: CEH

Agenda No.: 068

Complexity Level: 1

Status: Active

Respondent: GONZALEZ, JEREMY

CEO: Nedssa Miranda

468 53rd Dr N, West Palm Beach, FL 33415-1706

Situs Address: 444 53rd Dr N, West Palm Beach, FL

Case No.: C-2024-10160002

PCN: 00-42-43-35-02-004-0050

Zoned: RM

Violations:

1 **Details:** Removal of native and non-native vegetation without an ERM issued Vegetation Removal Approval. This action is a violation of Article 14.C.12 (A) Violations which states that " A violation shall be: The alteration or removal of up to 1,500 square feet of native vegetation without an approval from ERM, unless expressly exempt under this Chapter. Alteration or removal of each additional 1,500 square feet of native vegetation or portion thereof in violation of this chapter shall constitute a separate and additional violation."

ULDC 14C.7.B provides that commercial projects and projects requiring Development Officer Review (DRO) shall apply to ERM for approval to remove native vegetation.

Code: Unified Land Development Code - 14C.7.B

Issued: 10/18/2024

Status: CEH

2 **Details:** Development other than Buildings and Structures: The Floodplain Administrator shall inspect all Development to determine compliance with the requirements of this Article and the conditions of issued Floodplain Development Permits or Approvals.

On all new, permitted construction, regardless of flood zone designation, grading shall keep all rainfall and runoff flow on the Building site until discharged into the roadway drainage system or to public drainage ways adjacent to the property lines. Berms shall be constructed along lot lines, if necessary, to prevent stormwater flow directly onto adjacent properties. Erosion sedimentation off the Building site shall be controlled until vegetative cover is established. The Floodplain Administrator may require grading plans showing pre-construction and proposed finish earth grades.

Obtain a Permit for the Site Development and Fill.

Code: Unified Land Development Code - 18.A.6.B & 18.D.5.A.1

Issued: 10/18/2024

Status: CEH

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

- 3** **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, Site development and fill dirt.

Code: PBC Amendments to FBC 8th Edition (2023) - 110.10

Issued: 10/18/2024

Status: CEH

- 4** **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 approval for a VACANT LOT- within the RM-MULTI-FAMILY Zoning District. On a recent inspection, it was observed that construction equipments. shipping containers, trailer, materials, equipment's, commercial trucks, and vehicles and several items are being parked and stored on the property. All the trees were removed from the vacant lot without a site development permit.

The use of the property needs to be brought into compliance with the Unified Land Development Code. To discuss this property's approved development order or approvals, contact the Zoning Division at PZB-ZoningCompliance@pbc.gov or 561-233-5200.

Code: Unified Land Development Code - 1.A.2

Issued: 10/18/2024

Status: CEH

- 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.

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 removing all items storage on the vacant lot.

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

Issued: 10/18/2024

Status: CEH

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

Obtain required building permits for the shed/structure or remove the shed/structure.

Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.

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

Issued: 10/18/2024

Status: CEH

- 7** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots one-half acre or less: 18 inches on the entire lot.

Cut the grass, weeds and low growing vegetation and maintain at or below 18 inches in height.

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

8	<p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)</p> <p>Issued: 10/18/2024 Status: CEH</p> <p>Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.</p> <p>Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p>Store garbage containers so that they are screened from view from streets or public right-of-way.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.</p> <p>Issued: 10/18/2024 Status: CEH</p>
9	<p>Details: Parking shall be prohibited on all vacant properties.</p> <p>Cease parking vehicles and equipment including construction equipment on the vacant lot.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.c</p> <p>Issued: 10/18/2024 Status: CEH</p>

Agenda No.: 069 **Complexity Level:** 1 **Status:** Active
Respondent: MOHIUDDIN, MOHAMMED **CEO:** Nedssa Miranda
 8509 Doverbrook Dr, Palm Beach Gardens, FL 33410-6379
Situs Address: 9148 E Highland Pines Dr, Palm Beach Gardens, FL **Case No:** C-2024-08140023
PCN: 00-42-42-13-10-000-0100 **Zoned:** RM

Violations:	<p>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, SHED/Structure has been erected or installed without a valid building permit.</p> <p>Obtain required building permits for the SHED/Structure or remove the SHED/Structure.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 08/15/2024 Status: CEH</p>
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Agenda No.: 070 **Complexity Level:** 1 **Status:** Active
Respondent: OLIVIER, RICHARD L; OLIVIER, LETTIE C; ROMER(**CEO:** Nedssa Miranda
 ANDY; ROMERO, MARTHA
 1200 Marine Way, Apt B801, North Palm Beach, FL
 33408-6610
Situs Address: 9232 Balsam Dr, West Palm Beach, FL **Case No:** C-2024-07150015
PCN: 00-43-42-17-00-000-7041 **Zoned:** RH

Violations:	<p>1 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p>Remove Trailer and Boat from the front setback or other area between the structure and street. Park Trailer and Boat in the side or rear yard.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b</p> <p>Issued: 07/17/2024 Status: SIT</p> <p>2 Details: Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p>Park the boat and trailer in the side or rear yard and screen the boat and trailer from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.c</p> <p>Issued: 07/17/2024 Status: SIT</p>
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**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

	Issued: 07/17/2024	Status: SIT
9	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the fence or remove the fence.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 07/17/2024 Status: SIT</p>	
10	<p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="text-align: center;">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 boxes, bulk trash, containers, metal equipment's, materials, carpet, and or any items storage on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</p> <p>Issued: 07/17/2024 Status: SIT</p>	

Agenda No.: 071 **Complexity Level:** 1 **Status:** Active
Respondent: ROMULUS, CLAUDETTE; ROMULUS, LESLY **CEO:** Nedssa Miranda
5032 Pat Pl, West Palm Beach, FL 33407-1652
Situs Address: 5032 Pat Pl, West Palm Beach, FL **Case No.:** C-2024-10020016
PCN: 00-42-43-02-02-007-0121 **Zoned:** RM

Violations:	2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Addition/structure has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the Addition/structure or remove the Addition/structure.</p> <p style="text-align: center;">Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 10/03/2024 Status: CEH</p>
	3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Carport enclosure has been erected or installed without a valid building permit.</p> <p style="text-align: center;">Obtain required building permits for the Carport enclosure or remove the Carport enclosure.</p> <p style="text-align: center;">Prior to submitting a permit, verify use and setbacks with the Zoning Division at PZB-ZoningCompliance@pbc.gov or (561)233-5200.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1</p> <p>Issued: 10/03/2024 Status: CEH</p>

Agenda No.: 072	Complexity Level: 1	Status: Active
Respondent: WEATHERSBEE, SPENCER; WEATHERSBEE, LEDDY J 5117 Pat Pl, West Palm Beach, FL 33407-1653	CEO: Nedssa Miranda	
Situs Address: 5117 Pat Pl, West Palm Beach, FL	Case No.: C-2024-05020016	
PCN: 00-42-43-02-02-008-0330	Zoned: RM	

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

Violations: **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, roofing permit # B-2022-056804-0000 has become inactive or expired.

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, a certificate of completion is missing for roofing permit B-2022-056804-0000.

Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
PBC Amendments to FBC 8th Edition (2023) - 111.5

Issued: 08/08/2024 **Status:** RES

cc: Hpa Borrower 2016 1 Llc
Hpa Borrower 2016 1 Llc

Agenda No.: 076 **Complexity Level:** - **Status:** Active
Respondent: Rondeau, Herve **CEO:** Adam F Moulton
128 Ohio Rd, Lake Worth, FL 33467-3828

Situs Address: 128 Ohio Rd, Lake Worth, FL **Case No:** C-2024-05010002
PCN: 00-42-44-28-03-000-2440 **Zoned:** RS

Violations: **3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence on the North side of the property has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/03/2024 **Status:** CEH

Agenda No.: 077 **Complexity Level:** - **Status:** Active
Respondent: SILVERLEAF HOA INC **CEO:** Adam F Moulton
10191 W Sample Rd, Ste 203, Pompano Beach, FL
33064-5119

Situs Address: 6006 Gateview Ter, Lake Worth, FL **Case No:** C-2024-06060015
PCN: 00-42-44-40-07-015-0000 **Zoned:** PUD

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, landscape buffer between Birchtree Terrace and Moonrise has a large amount of vegetative debris.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 07/22/2024 **Status:** CEH

2 **Details:** Required trees, palms, pines, shrubs, landscape barrier or ground treatment that become damaged, diseased, removed or are dead shall be immediately replaced, and where specified, are subject to the Tree Removal and Replacement Permit process. More specifically, landscape buffer between Birchtree Terrace and Moonrise has numerous damaged, diseased and or dead trees in the buffer.

Code: Unified Land Development Code - 7.E.3.B
Issued: 07/22/2024 **Status:** CEH

Agenda No.: 078 **Complexity Level:** - **Status:** Active
Respondent: Unknown Personal Representative, Spouse, Heirs, **CEO:** Adam F Moulton
Devises, Grantees, Assignees, Lienors, Creditors, Trustees
and All Other Parties Claiming By, Through, Under or
Against the Estate of Marion J. Bruckner and All Other
Unknown Persons or Parties Having or Claiming to Have
Any Right, Title or Interest in the Property Located at 7475
CHAMPAGNE PL BOCA RATON FL 33433 and PCN
00-42-47-21-08-000-0141
7475 Champagne Pl, Boca Raton, FL 33433-3030

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Situs Address: 7475 Champagne Pl, Boca Raton, FL
PCN: 00-42-47-21-08-000-0141

Case No: C-2024-10230004
Zoned: AR

Violations:

- 1** **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically, water is coming from your unit and running into neighbors.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 10/24/2024 **Status:** CEH
- 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: 10/24/2024 **Status:** CEH

Agenda No.: 079

Complexity Level: -

Status: Active

Respondent: Unknown Personal Representative, Unknown Personal Representative, Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming By, Through, Under or Against the Estate of Nemorio Lopez Galindo and All Other Unknown Persons or Parties Having or Claiming to Have Any Right, Title or Interest in the Property Located at 8582 JARED WAY BOC RATON FL 33433 and PCN 00-42-47-32-10-000-0950
8582 Jared Way, Boca Raton, FL 33433-7643

CEO: Adam F Moulton

Situs Address: 8582 Jared Way, Boca Raton, FL
PCN: 00-42-47-32-10-000-0950

Case No: C-2024-08120006
Zoned: RS

Violations:

- 1** **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. More specifically, grass is overgrown, weeds are present, and landscaping not done.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 10/21/2024 **Status:** SIT
- 2** **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (1)
Issued: 10/21/2024 **Status:** SIT

cc: Christy, Jennifer
Mead, Charlette

Agenda No.: 080

Complexity Level: -

Status: Active

Respondent: Kelly, Martin
9193 Sun Ct, West Palm Beach, FL 33403-1059

CEO: Steve R Newell

Situs Address: 9193 Sun Ct, West Palm Beach, FL
PCN: 00-43-42-18-02-000-0271

Case No: C-2024-09190030
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. Specifically, installing a PVC fence without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/19/2024 **Status:** CEH

cc: Code Compliance

Agenda No.: 081

Complexity Level: 1

Status: Active

Respondent: Tomboc, Karlo Tecala; Tomboc, Marlah Montesclaros
3709 Atlantic Rd, Palm Beach Gardens, FL 33410-2330

CEO: Steve R Newell

Situs Address: 3709 Atlantic Rd, Palm Beach Gardens, FL
PCN: 00-43-41-31-01-008-0050

Case No: C-2024-07230011
Zoned: RM

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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. Specifically, permit # B2022-042061 (Replace 8CA windows and 1SGD, 3OS doors) has become inactive or expired.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1
Issued: 07/23/2024 **Status:** CEH
- 3 **Details:** The final inspection shall be made after all work required by the building permit is completed. Specifically, B2022-042061 - Replace 8CA windows and 1SGD, 3OS doors
Code: PBC Amendments to FBC 8th Edition (2023) - 110.3.11
Issued: 07/23/2024 **Status:** CEH

Agenda No.: 082 **Complexity Level:** - **Status:** Active
Respondent: Ymr Properties Llc **CEO:** Steve R Newell
 2640 Pepperwood Cir, Palm Beach Gardens, FL 33410-5241
Situs Address: 3841 Dunes Rd, Palm Beach Gardens, FL **Case No:** C-2024-07190005
PCN: 00-43-41-31-01-005-0120 **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. Specifically, the driveway has been widened/extended without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/19/2024 **Status:** CEH

Agenda No.: 083 **Complexity Level:** 1 **Status:** Active
Respondent: Khan, Nasrin Mossamat **CEO:** Paul Pickett
 5084 Bright Galaxy Ln, Lake Worth, FL 33463-5941
Situs Address: 3277 Pinehurst Dr, Lake Worth, FL **Case No:** C-2024-06170023
PCN: 00-42-44-21-01-000-2370 **Zoned:** RS

Violations:

- 1 **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 hours, each such period commencing at the time of first stopping or parking.

Specifically: The premises are used to park an unlicensed/unregistered vehicle, violating this Section and Code.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 07/05/2024 **Status:** CEH
- 2 **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (GVWR) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

Specifically: There are two (2) Class B commercial towing trucks on the premises: Class B vehicles. They include various flatbeds, lowboys, and more. A medium-duty truck must have a minimum GWR of 11 tons. These vehicles are capable of towing between 7,000 and 17,000 lbs. These vehicles violate this Section and Code.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 07/05/2024 **Status:** CEH
- 3 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays.

Specifically: The premises utilized to operate a towing service violate the Use Matrix and this Section and Code.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 07/05/2024 **Status:** CEH

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- 7** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.
- Specifically: Permit # M-2019-033821-0000 (HVAC - Exact C/O – Res Win Single Unit) has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 07/05/2024 **Status:** CEH
- 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, Driveway (PAVER) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 07/05/2024 **Status:** CEH
- 10** **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 8th Edition (2023) - 105.1
Issued: 07/05/2024 **Status:** CEH

Agenda No.: 084	Complexity Level: 1	Status: Active	
Respondent: Palacio, Martha Eugenia 6248 17th Dr, West Palm Beach, FL 33415		CEO: Paul Pickett	
Situs Address: 6248 17th Dr S, Lot 905, West Palm Beach, FL		Case No: C-2024-05080002	
PCN:		Zoned:	

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: 05/13/2024 **Status:** CEH

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, INTERIOR RENOVATION (ROOMS CREATED) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH

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, INTERIOR ELECTRIC (RIGHT ADDITION) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH

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, PLUMBING (RIGHT ADDITION) has been erected or installed without a valid building permit.

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- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH
- 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, ACCESSORY STRUCTURE (CARPORT) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH
- 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, ADDITION (LEFT SIDE) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH
- 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, ELECTRICAL WORK (LEFT SIDE ADDITION) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH
- 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, ACCESSORY STRUCTURE (SHED) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH
- 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, REAR ADDITION has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH
- 10 **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 (REAR ADDITION) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH
- 11 **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, PLUMBING WORK (REAR ADDITION) has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2024 **Status:** CEH
- 12 **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)

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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 wood fence with metal gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/16/2024 **Status:** CEH
- 2 **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 in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/16/2024 **Status:** CEH
- 3 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height.
Code: Unified Land Development Code - 5.B.1.A.2.b.1)
Issued: 08/16/2024 **Status:** CEH
- 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, an accessory structure has been erected or installed along the fence line in the front of the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/16/2024 **Status:** CEH
- 5 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 08/16/2024 **Status:** CEH

Agenda No.: 089 **Complexity Level:** - **Status:** Active
Respondent: ROXY INVESTORS LLC **CEO:** Debbie N Plaud
 7745 Dawson Ct, Lake Worth, FL 33467-7719
Situs Address: 1211 Mathis St, FL **Case No:** C-2024-07110009
PCN: 00-43-44-30-01-114-0033 **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.

More specifically, wood fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/16/2024 **Status:** CEH
- 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 wood fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/16/2024 **Status:** CEH
- 3 **Details:** The maximum height for a fence or wall on or adjacent to a residential lot line or in a landscape buffer shall be as follows: Within required front setback: four feet. Within required side, side street, and rear setback: six feet. Within the AR/RSA Zoning District, rail fences within the required front setback may be a maximum six feet in height.
Code: Unified Land Development Code - 5.B.1.A.2.b.1)
Issued: 08/16/2024 **Status:** CEH
- 4 **Details:** Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.
Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g.
Issued: 08/16/2024 **Status:** CEH

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- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 03/07/2024 **Status:** CEH
- 13 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. Specifically, permit #B-2011-010140-0000 (Fire Damage Repair - 9070 Kimberly Blvd, Building 2) has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 03/07/2024 **Status:** CEH
- 14 Details:** 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. Specifically, permit #B-2011-010140-0000 (Fire Damage Repair - 9070 Kimberly Blvd, Building 2).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 03/07/2024 **Status:** CEH
- 15 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. Specifically, permit #B-2014-015712-0000 (Sign - Wall Supported - 9060 Kimberly Blvd, 31, Building 1) has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 03/07/2024 **Status:** CEH
- 16 Details:** 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. Specifically, permit #B-2014-015712-0000 (Sign - Wall Supported - 9060 Kimberly Blvd, 31, Building 1).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 03/07/2024 **Status:** CEH
- 17 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. Specifically, permit #B-2014-017275-0000 (Sign - Wall Supported - 9060 Kimberly Blvd, 42, Building 1) has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 03/07/2024 **Status:** CEH
- 18 Details:** 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. Specifically, permit #B-2014-017275-0000 (Sign - Wall Supported - 9060 Kimberly Blvd, 42, Building 1).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 03/07/2024 **Status:** CEH
- 19 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. Specifically, permit #B-2017-009154-0000 (Sign - Wall Supported - 9050 Kimberly Blvd, 70, Building 5) has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 03/07/2024 **Status:** CEH
- 20 Details:** 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. Specifically, permit #B-2017-009154-0000 (Sign - Wall Supported - 9050 Kimberly Blvd, 70, Building 5).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 03/07/2024 **Status:** CEH

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- 21 **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. Specifically, permit #B-2021-029131-0000 (Interior Improvement - 9070 Kimberly Blvd,16, Building 2) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 03/07/2024 **Status:** CEH

- 22 **Details:** 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. Specifically, permit #B-2021-029131-0000 (Interior Improvement - 9070 Kimberly Blvd,16, Building 2).
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 03/07/2024 **Status:** CEH

cc: Bellino Equities Boca Llc
Bellino Equities Boca Llc
Bellino Equities Boca Llc

Agenda No.: 092	Complexity Level: -	Status: Active
Respondent: Porco, Paolo; Guertin, Stephanie 19576 Liberty Rd, Boca Raton, FL 33434-2641		CEO: Patrick L Prentice
Situs Address: 19576 Liberty Rd, Boca Raton, FL		Case No.: C-2024-04100010
PCN: 00-42-47-07-05-010-0090		Zoned: RS

Violations:	<ul style="list-style-type: none"> 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 wood structure has been erected or installed in the backyard without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/10/2024 Status: CEH 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 six-foot white PVC fence has been erected or installed on the property without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/10/2024 Status: CEH 3 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: <ul style="list-style-type: none"> 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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 04/10/2024 Status: CEH
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Agenda No.: 093	Complexity Level: -	Status: Active
Respondent: Mitchell, Cedric Brandon; Mitchell, Jessica Katherine 22546 SW 7th St, Boca Raton, FL 33433-4648		CEO: Patrick L Prentice
Situs Address: 22546 SW 7th St, Boca Raton, FL		Case No.: C-2024-05020038
PCN: 00-42-47-29-05-003-0040		Zoned: RS

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Violations: **3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a paver driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/03/2024 **Status:** CEH

Agenda No.: 094 **Complexity Level:** - **Status:** Active
Respondent: Telford, Vincent D; Telford, Patricia M **CEO:** Patrick L Prentice
23013 SW 56th Ave, Boca Raton, FL 33433-6236
Situs Address: 23013 SW 56th Ave, Boca Raton, FL **Case No:** C-2024-05080046
PCN: 00-42-47-31-09-038-0120 **Zoned:** RM

Violations: **4** **Details:** 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. Specifically, permit #B-2009-003790-0000 (Fence/Pool Barrier).
Code: PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 05/08/2024 **Status:** CEH

5 **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.

Specifically, there is no permitted pool barrier on file with the county.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 05/08/2024 **Status:** CEH

Agenda No.: 095 **Complexity Level:** 3 **Status:** Active
Respondent: DELLAGO, CHRISTOPHER W **CEO:** Ronald Ramos
110 Front St, Jupiter, FL 33477
Situs Address: 98th Trl N, FL **Case No:** C-2024-06030008
PCN: 00-42-41-18-00-000-3870 **Zoned:** AR

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.

>>>MORE SPECIFICALLY, LARGE VOLUME OF CUT VEGETATION IS BEING STORED ON THE SITUS. 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.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 06/10/2024 **Status:** CEH

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- 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, THE VACANT LAND HAS BEEN CLEARED OF NATURAL VEGETATION WITHOUT A PERMIT. Please obtain the required permit for SITE DEVELOPMENT.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 06/10/2024 **Status:** CEH
- 4 Details:** Parking shall be prohibited on all vacant properties in residential districts.
- >>>MORE SPECIFICALLY, THERE ARE VEHICLES, A TRAILER AND CONSTRUCTION EQUIPMENT PARKED ON THE UNDEVELOPED, VACANT SITUS. Cease parking vehicles and equipment including construction equipment on a vacant lot.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 06/10/2024 **Status:** CEH

cc: Dellago, Christopher W

Agenda No.: 096	Complexity Level: -	Status: Active
Respondent: MORRISON, DEVALIE 550 Cresta Cir, West Palm Beach, FL 33413-1044		CEO: Ronald Ramos
Situs Address: 9179 W Highland Pines Dr, Palm Beach Gardens, FL		Case No: C-2023-12130021
PCN: 00-42-42-13-10-000-0240		Zoned: RM
Violations:	<p>2 Details: Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.</p> <p style="padding-left: 40px;">>More specifically, THE GARBAGE CANS ARE BEING STORED IN VIEW FROM THE STREET. > Store garbage containers so that they are screened from view from streets or public right-of-way.</p> <p>Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 01/02/2024 Status: CEH</p> <p>3 Details: Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b Issued: 01/02/2024 Status: CEH</p>	

Agenda No.: 097 **Complexity Level:** - **Status:** Active
Respondent: 11859SandalfootBlvd, LLC **CEO:** Teresa G Rouse
6256 SW 20th St, North Lauderdale, FL 33068
Situs Address: 11859 Sandalfoot Blvd, Boca Raton, FL **Case No:** C-2024-08300004
PCN: 00-41-47-36-03-000-7250 **Zoned:** AR

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Violations:

- 1 **Details:** One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. Specifically, the address is not posted on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)
Issued: 09/09/2024 **Status:** CEH

- 2 **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes. Specifically, the RV parked on the property is being lived in.
Code: Unified Land Development Code - 6.D.1.A.3.d
Issued: 09/09/2024 **Status:** CEH

- 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. Specifically, but not limited to, pallets, construction materials, vegetative debris, boat lift and similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/09/2024 **Status:** CEH

- 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 wooden structure has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/09/2024 **Status:** CEH

- 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a 6-foot wood fence has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/09/2024 **Status:** CEH

- 6 **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 front porch and stairs are in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (j)
Issued: 09/09/2024 **Status:** CEH

- 7 **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots one-half acre or less: 7 inches in height on the entire lot. Specifically, the grass and weeds are overgrown and not being maintained on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 09/09/2024 **Status:** CEH

cc: 11859sandalfotblvd, Llc
11859sandalfotblvd, Llc

Agenda No.: 098	Complexity Level: -	Status: Active
Respondent: 22573 SW 66th Ave FL LLC 1200 S Pine Island Rd, Plantation, FL 33324		CEO: Teresa G Rouse
Situs Address: 22511 SW 66th Ave, 100 Building 511, Boca Raton, FL		Case No: C-2024-05070132
PCN: 00-42-43-27-05-081-0431		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, roof top spotlights have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/29/2024 **Status:** CEH

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- 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, wooden dumpster enclosure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/29/2024 **Status:** CEH
- 3 **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, the parking lot is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 05/29/2024 **Status:** CEH
- 4 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the fence surrounding the property is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 05/29/2024 **Status:** CEH
- 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, large rocks in dumpster enclosure.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 05/29/2024 **Status:** CEH

cc: 22573 Sw 66th Ave Fl Llc
22573 Sw 66th Ave Fl Llc
22573 Sw 66th Ave Fl Llc
22573 Sw 66th Ave Fl Llc

Agenda No.: 099 **Complexity Level:** - **Status:** Active
Respondent: Bauman, Robert **CEO:** Teresa G Rouse
11946 Flotilla Pl, Boca Raton, FL 33428-5652
Situs Address: 11946 Flotilla Pl, Boca Raton, FL **Case No:** C-2024-09110012
PCN: 00-41-47-36-03-000-4860 **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 concrete slab has been erected or installed on the property without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/13/2024 **Status:** CEH

Agenda No.: 100 **Complexity Level:** - **Status:** Active
Respondent: Dantas, Tayse Cristina **CEO:** Teresa G Rouse
18733 Ocean Mist Dr, Boca Raton, FL 33498-4912
Situs Address: 18733 Ocean Mist Dr, Boca Raton, FL **Case No:** C-2024-07170018
PCN: 00-41-47-02-11-000-2950 **Zoned:** PUD

- 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 8th Edition (2023) - 105.1
Issued: 07/23/2024 **Status:** CEH

Agenda No.: 101 **Complexity Level:** - **Status:** Active
Respondent: Feintuch, Steven H **CEO:** Teresa G Rouse
10526 Pebble Cove Ln, Boca Raton, FL 33498-6341
Situs Address: 10526 Pebble Cove Ln, Boca Raton, FL **Case No:** C-2024-08270030
PCN: 00-41-47-01-22-000-0420 **Zoned:** RTS

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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, air conditioning units have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 09/06/2024 **Status:** CEH

Agenda No.: 102 **Complexity Level:** - **Status:** Active
Respondent: Mateo, Lucio; Gonzalez, Matilde **CEO:** Teresa G Rouse
11827 Sandalfoot Blvd W, Boca Raton, FL 33428-5649
Situs Address: 11827 Sandalfoot Blvd, Boca Raton, FL **Case No:** C-2024-09290001
PCN: 00-41-47-36-03-000-7290 **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. Specifically, but not limited to, appliances, lumber, pallets, vegetative debris, lawn equipment, buckets/planters and similar items on the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/07/2024 **Status:** CEH

2 **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. Specifically, there are several landscape trucks and trailers parked on the property.
Code: Unified Land Development Code - 6.D.1.A.2.a
Issued: 10/07/2024 **Status:** CEH

3 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicles are parking on the grass which is not considered an improved surface.
Code: Unified Land Development Code - 6.D.1.A.1.b.2
Issued: 10/07/2024 **Status:** CEH

4 **Details:** A maximum of one recreational vehicle and any two or a maximum of three of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers; and trailers may be parked outdoors in a residential district. Specifically, there are more than three trailers parked on the property.
Code: Unified Land Development Code - 6.D.1.A.3
Issued: 10/07/2024 **Status:** CEH

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.
Code: Unified Land Development Code - 6.D.1.A.3.c
Issued: 10/07/2024 **Status:** CEH

Agenda No.: 103 **Complexity Level:** - **Status:** Active
Respondent: Mizner Pointe Of Boca Homeowners Association, Inc. **CEO:** Teresa G Rouse
400 S Dixie Hwy, Ste 420, Boca Raton, FL 33432
Situs Address: 8300 Via Ancho, Boca Raton, FL **Case No:** C-2024-08260012
PCN: 00-42-47-20-19-016-0000 **Zoned:** PUD

Violations:

1 **Details:** Hedges shall not exceed 12 feet in height. Specifically, the hedges throughout the community are overgrown.
Code: Unified Land Development Code - 7.D.4.A.1.b
Issued: 09/12/2024 **Status:** CEH

2 **Details:** Hedges may be planted and maintained along or adjacent to a residential lot line, as follows:
1) Hedges shall not exceed four feet in height when located within the required front setback.
2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines. Specifically, the hedges throughout the community are overgrown.
Code: Unified Land Development Code - 7.D.4.A.1.a
Issued: 09/12/2024 **Status:** CEH

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. Specifically, the hedges throughout the community are not being maintained in line with standard landscaping practices.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2)
Issued: 09/12/2024 **Status:** CEH

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- 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: 06/21/2024 **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, brick pavor driveway has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/21/2024 **Status:** CLS

Agenda No.: 108 **Complexity Level:** - **Status:** Active
Respondent: Alvarez, Abraham Faroy **CEO:** Christina G Stodd
17675 32nd Ln N, Loxahatchee, FL 33470-3612
Situs Address: 17675 32nd Ln N, Loxahatchee, FL **Case No:** C-2024-08200004
PCN: 00-40-43-14-00-000-7520 **Zoned:** AR

Violations:

- 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. More specifically but not limited to a truck that appeared to be in disrepair and several tires and automotive parts observed openly stored.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/30/2024 **Status:** CEH
- 4** **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: 08/30/2024 **Status:** CEH
- 5** **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 approval for a Single-Family Dwelling within the AR/RSA Zoning District. On a recent inspection, it was observed that construction equipment and vehicles are being parked and stored on the property.
Code: Unified Land Development Code - 1.A.2
Issued: 08/30/2024 **Status:** CEH

Agenda No.: 109 **Complexity Level:** - **Status:** Active
Respondent: Garcia, Jorge L **CEO:** Christina G Stodd
15703 Orange Blvd, Loxahatchee, FL 33470-3443
Situs Address: 71st Pl N, FL **Case No:** C-2024-07310035
PCN: 00-41-42-30-00-000-7940 **Zoned:** AR

Violations:

- 1** **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 08/22/2024 **Status:** SIT

Agenda No.: 110 **Complexity Level:** - **Status:** Active
Respondent: Garcia, Jorge L **CEO:** Christina G Stodd
15703 Orange Blvd, Loxahatchee, FL 33470-3443
Situs Address: 15662 71st Pl N, FL **Case No:** C-2024-07310039
PCN: 00-41-42-30-00-000-7930 **Zoned:** AR

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FEBRUARY 05, 2025 9:00 AM**

Violations: 1 **Details:** Parking shall be prohibited on all vacant properties.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 08/22/2024 **Status:** SIT

cc: Garcia, Jorge L

Agenda No.: 111 **Complexity Level:** - **Status:** Active
Respondent: Kleinrichert, Jason P; Kleinrichert, Catherine A **CEO:** Christina G Stodd
 11187 90th St S, Boynton Beach, FL 33472-4513
Situs Address: 11187 90th St S, Boynton Beach, FL **Case No:** C-2024-04300001
PCN: 00-41-45-14-00-000-5080 **Zoned:** AGR

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, obtain a site development permit for creating a road and culvert land bridge on the property.

Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, obtain a flood plan review for your property.
Code: PBC Amendments to FBC 7th Edition (2020) - 110.9
 Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 06/03/2024 **Status:** CEH

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, several roofed structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/03/2024 **Status:** CEH

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, fencing and gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/03/2024 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

Violations:

- 1** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, obtain a site development permit for fill and road creation on the parcel.
- Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.
- Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, obtain a flood plan review for your parcel.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9
Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 06/03/2024 **Status:** CEH
- 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, roofed structures has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/03/2024 **Status:** CEH
- 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, fencing has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/03/2024 **Status:** CEH

cc: Kleinrichert, Jason And Catherine

Agenda No.: 114	Complexity Level: -	Status: Active
Respondent: Kleinrichert, Jason P; Kleinrichert, Catherine A 11187 90th St S, Boynton Beach, FL 33472-4513		CEO: Christina G Stodd
Situs Address: Redbird Lane PCN 00-41-45-14-00-000-5040		Case No: C-2024-05230037
PCN:		Zoned: AGR-PUD

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

Violations:

- 1** **Details:** All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, obtain a site development permit for making roads and bringing fill to the property.
- Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.
- Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, obtain a flood plan review for the property.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 110.9
Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 06/03/2024 **Status:** CEH
- 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, fencing has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/03/2024 **Status:** CEH
- 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, roofed structures have been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/03/2024 **Status:** CEH

Agenda No.: 115 **Complexity Level:** - **Status:** Active
Respondent: Marsh, Edith M; Westcarth, Monica D **CEO:** Christina G Stodd
 370 Blue Hills Ave, Hartford, CT 06112-1508
Situs Address: 15781 64th Pl N, FL **Case No:** C-2024-07310034
PCN: 00-41-42-31-00-000-7080 **Zoned:** AR

Violations:

- 1** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 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: 08/02/2024 **Status:** CEH

Agenda No.: 116 **Complexity Level:** 1 **Status:** Active
Respondent: Mayorga, Eduardo **CEO:** Christina G Stodd
 7138 Lake Island Dr, Lake Worth, FL 33467-7952
Situs Address: Hamlin Blvd, Loxahatchee,, FL **Case No:** C-2024-03180006

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

	Code: Unified Land Development Code - 6.D.1.A.4.a.3	Issued: 05/06/2024	Status: CLS
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shipping container has been erected or installed without a valid building permit.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Issued: 05/06/2024	Status: CEH
4	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.		
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)	Issued: 05/06/2024	Status: CLS

cc: Ramos, Zenen

Agenda No.: 118	Complexity Level: 1	Status: Active																		
Respondent: Aldana, William; Lopez, Sonia 181 Pine Ave, West Palm Beach, FL 33413-1778		CEO: Charles Zahn																		
Situs Address: 181 Pine Ave, West Palm Beach, FL		Case No: C-2024-01220001																		
PCN: 00-42-43-35-13-031-0110		Zoned: RM																		
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">2</td> <td colspan="2">Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicle parked in the front yard area.</td> </tr> <tr> <td></td> <td>Code: Unified Land Development Code - 6.D.1.A.4.a.2.b</td> <td>Status: CEH</td> </tr> <tr> <td></td> <td>Issued: 01/23/2024</td> <td></td> </tr> <tr> <td style="text-align: center;">4</td> <td colspan="2">Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td>Status: CEH</td> </tr> <tr> <td></td> <td>Issued: 01/23/2024</td> <td></td> </tr> </table>		2	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicle parked in the front yard area.			Code: Unified Land Development Code - 6.D.1.A.4.a.2.b	Status: CEH		Issued: 01/23/2024		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 has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Status: CEH		Issued: 01/23/2024	
2	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, vehicle parked in the front yard area.																			
	Code: Unified Land Development Code - 6.D.1.A.4.a.2.b	Status: CEH																		
	Issued: 01/23/2024																			
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 has been erected or installed without a valid building permit.																			
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Status: CEH																		
	Issued: 01/23/2024																			

Agenda No.: 119	Complexity Level: -	Status: Active																		
Respondent: Garcia, Roxana 1531 Drexel Rd, Lot 427, West Palm Beach, FL 33417		CEO: Charles Zahn																		
Situs Address:		Case No: C-2024-06270020																		
PCN:		Zoned:																		
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td colspan="2">Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> <td>Status: CEH</td> </tr> <tr> <td></td> <td>Issued: 07/03/2024</td> <td></td> </tr> <tr> <td style="text-align: center;">2</td> <td colspan="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.</td> </tr> <tr> <td></td> <td>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> <td>Status: CEH</td> </tr> <tr> <td></td> <td>Issued: 07/03/2024</td> <td></td> </tr> </table>		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, shed has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Status: CEH		Issued: 07/03/2024		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)	Status: CEH		Issued: 07/03/2024	
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, shed has been erected or installed without a valid building permit.																			
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	Status: CEH																		
	Issued: 07/03/2024																			
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)	Status: CEH																		
	Issued: 07/03/2024																			

Agenda No.: 120	Complexity Level: 1	Status: Active
Respondent: Morales, Octavio 1531 drexel Rd, Lot 391, West Palm Beach, FL 33417		CEO: Charles Zahn
Situs Address: 1531 Drexel Rd, Lot 391, FL		Case No: C-2024-05160019
PCN:		Zoned:

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM

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, constructed a roof structure at the rear of the mobile home and added to, extended and enclosed the carport without a valid building permit.
The final inspection shall be made after all work required by the building permit is completed.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
Issued: 05/30/2024 **Status:** CEH

- 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: 05/30/2024 **Status:** CEH

Agenda No.: 121 **Complexity Level:** 1 **Status:** Active
Respondent: Nodarse, Zoraida J **CEO:** Charles Zahn
4081 Pot O Gold St, West Palm Beach, FL 33406-4875
Situs Address: 4081 Pot O Gold St, West Palm Beach, FL **Case No:** C-2024-08090025
PCN: 00-42-44-12-14-000-0200 **Zoned:** RM

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, roofed structure/shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/14/2024 **Status:** CEH

- 2 **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. Specifically, fence in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/14/2024 **Status:** CEH

- 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, roofed structure/porch has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/14/2024 **Status:** CEH

- 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 has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 08/14/2024 **Status:** CEH

Agenda No.: 122 **Complexity Level:** 1 **Status:** Active
Respondent: Trujillo, Esmirna **CEO:** Charles Zahn
1531 Drexel Rd, Lot 405, West Palm Beach, FL 33417
Situs Address: 1531 Drexel Rd, Lot 405, FL **Case No:** C-2024-05310033
PCN: **Zoned:**

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: 06/07/2024 **Status:** CEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 05, 2025 9:00 AM**

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

- 1. SPECIAL MAGISTRATE**
- 2. COUNTY ATTORNEY**
- 3. STAFF**

"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. "