



CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 22, 2025 9:00 AM

Special Magistrate: Thomas H Dougherty

Agenda No.:	001	Complexity Level:	1	Status:	Active
Respondent:	Mondesir, Carlos			CEO:	Maggie Bernal
	4255 Marilyn Dr, Lake Worth Beach, FL 33461-2330				
Situs Address:	4255 Marilyn Dr, Lake Worth, FL 33461	Case No:	C-2022-12090017		
PCN:	00-42-44-24-05-000-0720	Zoned:	RM		
Violations:	2 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/14/2022 Status: MCEH				

Agenda No.:	002	Complexity Level:	-	Status:	Active
Respondent:	Pack, Robert			CEO:	Richard F Cataldo
	7404 San Sebastian Dr, Boca Raton, FL 33433-1021				
Situs Address:	7404 San Sebastian Dr, Boca Raton, FL	Case No:	C-2023-06090003		
PCN:	00-42-47-21-05-000-0130	Zoned:	AR		
Violations:	4 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. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2) Issued: 06/15/2023 Status: MCEH				

Agenda No.:	003	Complexity Level:	1	Status:	Active
Respondent:	SANTOS, NELKYS PINO; ALONSO, ROILAN SANTOS	CEO:	Jose Feliciano		
	1543 Kudza Rd, West Palm Beach, FL 33415-5520				
Situs Address:	1543 Kudza Rd, West Palm Beach, FL 33415	Case No:	C-2022-09070053		
PCN:	00-42-44-11-04-000-0260	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 PAVER DRIVEWAY EXTENSION has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 09/12/2022 Status: CLS 3 Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Hurricane Accordion shutters have been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1				

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JANUARY 22, 2025 9:00 AM

	Issued: 09/12/2022	Status: MCEH
4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, white vinyl or plastic fence and gates has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 09/12/2022	Status: MCEH
5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, accessory structure (shed) has been erected or installed without a valid building permit.	
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 09/12/2022	Status: MCEH

cc: Code Enforcement

Agenda No.: 004	Complexity Level: 1	Status: Removed
Respondent: Angeli, Jessica		CEO: Jose Feliciano
	6705 Eastview Dr, Lake Worth, FL 33462-3911	
Situs Address: 6705 Eastview Dr, Lake Worth, FL		Case No: C-2023-09130021
PCN: 00-43-45-05-01-006-0270		Zoned: RS
Violations:	1Details: More Specifically; 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. More Specifically: 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. 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: 09/19/2023 Status: MCEH	

Agenda No.: 005	Complexity Level: 1	Status: Active
Respondent: Fyr Sfr Borrower Llc		CEO: John Gannotti
	1201 Hays St, Tallahassee, FL 32301-2525	
Situs Address: 6160 Camp Lee Rd, West Palm Beach, FL 33417		Case No: C-2021-03310007
PCN: 00-42-43-27-21-005-0120		Zoned: RH
Violations:	1Details: 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, demolition of rear deck has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 04/02/2021 Status: MCEH 2Details: 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-2018-026011-0000 1 Fence - Residential has become inactive or expired. B-2018-026009-0000 7 Driveway with Turn-Out... B-2018-010167-0000 1 Reroofing - SFD/Duplex Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 04/02/2021 Status: CLS	

cc: Fyr Sfr Borrower Llc
Fyr Sfr Borrower Llc

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JANUARY 22, 2025 9:00 AM

Agenda No.: 006	Complexity Level: 1	Status: Active
Respondent: PINE TRAIL SQUARE, LLC		CEO: John Gannotti
101 Plaza Real S, Ste 200, Boca Raton, FL 33432-4856		
Situs Address: 1801 N Military Trl, West Palm Beach, FL 33409	Case No: C-2022-01030032	
PCN: 00-42-43-25-02-000-0052	Zoned: CG	
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, permit #s B-2020-042149-0000 2 Sign - Wall Supported M-2020-030563-0000 2 HVAC - Eqpmt C/O B-2010-011286-0000 1 Reroofing - SFD/Duplex B-2008-011759-0000 4 B08009981 Interior Improvement B-2005-028480-0000 4 B05030024 Interior Improvement B-2005-021074-0000 4 B05023142 Interior Improvement B-2005-018715-0000 2 B05028466 Canopy / Tent / Membrane B-2004-014686-0000 4 B04015947 Alterations B-2003-041100-0000 2 B04000067 Sign - Wall Supported B-2003-041099-0000 2 B04000069 Sign - Wall Supported B-2003-038794-0000 2 B04002809 Miscellaneous B-2003-020352-0000 2 B03017064 Sign - Wall Supported have become inactive or expired. Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 01/03/2022 Status: MCEH	

cc: Pine Trail Square, Llc

Agenda No.:	007	Complexity Level:	-	Status:	Active
Respondent:	67th Street North, L.L.C.	CEO:	Elizabeth A Gonzalez		
	13529 Barberry Dr, Wellington, FL 33414-8518				
Situs Address:	67th St N, FL	Case No:	C-2021-07200006		
PCN:	00-41-42-33-00-000-3500	Zoned:	AR		
Violations:	3Details: Parking shall be prohibited on all vacant properties in residential districts. Code: Unified Land Development Code - 6.D.1.A.4.a.3 Issued: 07/27/2021Status: CLS 5Details: 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 fence with gate(s) has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/27/2021Status: MCEH 10Details: 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 mobile home has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 07/27/2021Status: CLS				

Agenda No.:	008	Complexity Level:	1	Status:	Active
Respondent:	Pierre Louis, Semiranus Cenat; Pierre Louis, Jonas	CEO:	Elizabeth A Gonzalez		
	12585 73rd Ct N, West Palm Beach, FL 33412-1471				
Situs Address:	12585 73rd Ct N, West Palm Beach, FL 33412	Case No:	C-2021-02260016		
PCN:	00-41-42-27-00-000-7240	Zoned:	AR		

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 22, 2025 9:00 AM

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, a fence with concrete columns and iron gates has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/03/2021 Status: MCEH
	3	Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines. Code: Unified Land Development Code - 7.D.4.A.1.a Issued: 03/03/2021 Status: MCEH

Agenda No.: 009

Respondent: Ransom, Laquanta

Situs Address: 17893 71st Ln N, Loxahatchee, FL 33470

PCN: 00-40-42-26-00-000-7630

Complexity Level: -

Case No: C-2021-07210014

Zoned: AR

Status: Active

CEO: Elizabeth A Gonzalez

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, concrete columns, located at the South East entrance of the driveway, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2021 Status: MCEH
	4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, an accessory structure has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2021 Status: MCEH
	5	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a pool has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/09/2021 Status: MCEH

Agenda No.: 010

Respondent: Guevara, Nubia A; Alvarado, Felix

Situs Address: 3447 Artesian Dr, Lake Worth, FL 33462

PCN: 00-43-45-06-02-037-0141

Complexity Level: -

Case No: C-2022-01270002

Zoned: RS

Status: Active

CEO: Dennis A Hamburger

Violations:	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. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 02/01/2022 Status: CLS
	4	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, wood fence has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 02/01/2022 Status: MCEH

**CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JANUARY 22, 2025 9:00 AM**

6	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
	More specifically multiple vehicles parked on a non-approved surface (grass).
	Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
	Issued: 02/01/2022 Status: CLS

Agenda No.: 011	Complexity Level: -	Status: Active
Respondent: FYR SFR BORROWER LLC		CEO: Nedssa Miranda
1201 HAYS St, TALLAHASSEE, FL 32301-2525		
Situs Address: 1878 Kathy Ln, North Palm Beach, FL 33408		Case No: C-2022-03080006
PCN: 00-43-42-04-00-000-3320		Zoned: RH

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.

Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height.

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

Issued: 03/17/2022**Status:** MCEH

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

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 box, yard debris, coconuts debris, tree branches and or any items storage on the property.

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

Issued: 03/17/2022**Status:** MCEH

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.

Remove trailers from the front setback or other area between the structure and street. Park trailers in the side or rear yard.

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

Issued: 03/17/2022**Status:** MCEH

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

Park the trailers in the side or rear yard and screen the trailers from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.

Code: Unified Land Development Code - 6.D.1.A.1.c

Issued: 03/17/2022**Status:** MCEH

5 **Details:** Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur.

Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way.

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

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

Issued: 03/17/2022**Status:** MCEH

6 **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 residencially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.

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

Issued: 03/17/2022**Status:** MCEH

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JANUARY 22, 2025 9:00 AM

7	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. More specifically, included but not limited to white vehicle parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn. Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 03/17/2022 Status: MCEH
8	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, driveway has been erected or installed without a valid building permit. Obtain required building permits for the driveway or remove the driveway. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/17/2022 Status: MCEH
9	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 driveway contains crack and is in a state of disrepair. Please resealed and or repaved the driveway area (permit require). Code: Palm Beach County Property Maintenance Code - Section 14-32 (b) Issued: 03/17/2022 Status: MCEH

cc: Fyr Sfr Borrower Llc

Agenda No.: 012	Complexity Level: 1	Status: Active						
Respondent: Southeastern Conference of Seventh-day Adventists, Incorporated a/k/a Southeastern Conference Association of Seventh-day Adventists, Incorporated 1701 Robie Ave, Mount Dora, FL 32757-6337		CEO: Nick N Navarro						
Situs Address: 12920 S Military Trl, Boynton Beach, FL 33436		Case No: C-2022-11020016						
PCN: 00-42-46-01-000-7010		Zoned: RTU						
Violations:	<table><tr><td>1</td><td>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, missing required trees and hedges as required under Zoning Control # 1998-090 and Resolution # 99-1218. Landscape in need of maintenance. Dead standing trees and dead hedges. Code: Unified Land Development Code - 7.E.3.B Issued: 12/05/2022 Status: CLS</td></tr><tr><td>2</td><td>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 Issued: 12/05/2022 Status: MCEH</td></tr><tr><td>3</td><td>Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, required wood fence under Zoning Control # 1998-090 and Resolution 1999-1218 is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 12/05/2022 Status: CLS</td></tr></table>		1	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, missing required trees and hedges as required under Zoning Control # 1998-090 and Resolution # 99-1218. Landscape in need of maintenance. Dead standing trees and dead hedges. Code: Unified Land Development Code - 7.E.3.B Issued: 12/05/2022 Status: CLS	2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/05/2022 Status: MCEH	3	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, required wood fence under Zoning Control # 1998-090 and Resolution 1999-1218 is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 12/05/2022 Status: CLS
1	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, missing required trees and hedges as required under Zoning Control # 1998-090 and Resolution # 99-1218. Landscape in need of maintenance. Dead standing trees and dead hedges. Code: Unified Land Development Code - 7.E.3.B Issued: 12/05/2022 Status: CLS							
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, shed has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 12/05/2022 Status: MCEH							
3	Details: All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, required wood fence under Zoning Control # 1998-090 and Resolution 1999-1218 is in disrepair. Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) Issued: 12/05/2022 Status: CLS							

Agenda No.: 013	Complexity Level: -	Status: Active		
Respondent: Progress Residential Borrower 1 LLC 1201 Hays St, Tallahassee, FL 32301		CEO: Steve R Newell		
Situs Address: 23068 Sunfield Dr, Boca Raton, FL 33433		Case No: C-2021-06220016		
PCN: 00-42-47-32-09-000-2380		Zoned: RS		
Violations:	<table><tr><td>1</td><td>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</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 fence has has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
1	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence has has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 22, 2025 9:00 AM

	Issued: 06/24/2021	Status: MCEH
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a patio screen enclosure has been installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1	
	Issued: 06/24/2021	Status: MCEH
3	Details: Hedges may be planted and maintained along or adjacent to a residential lot line, as follows: 1) Hedges shall not exceed four feet in height when located within the required front setback. 2) Hedges shall not exceed eight feet in height when located on or adjacent to the side, side street, or rear property lines. Code: Unified Land Development Code - 7.D.4.A.1.a	
	Issued: 06/24/2021	Status: MCEH
4	Details: All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection. More specifically, this includes but is not limited to the driveway extended. Code: PBC Amendments to FBC 7th Edition (2020) - 110.9	
	Issued: 06/24/2021	Status: MCEH

cc: Progress Residential Borrower 1 Llc
Progress Residential Borrower 1, Llc

Agenda No.: 014	Complexity Level: 1	Status: Active						
Respondent: Bravo, Edelfo; Roblero, Ortensia 3588 Tallulah Rd, Lake Worth, FL 33462-2265		CEO: Debbie N Plaud						
Situs Address: 3588 Tallulah Rd, Lake Worth, FL		Case No: C-2023-02170002						
PCN: 00-43-45-06-03-006-0330		Zoned: RM						
Violations:	<table><tr><td>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, addition/carport has been enclosed on the southwest side of home has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td></tr><tr><td></td><td>Issued: 02/17/2023</td><td>Status: MCEH</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, addition/carport has been enclosed on the southwest side of home has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			Issued: 02/17/2023	Status: MCEH
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/carport has been enclosed on the southwest side of home has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1							
	Issued: 02/17/2023	Status: MCEH						

Agenda No.: 015	Complexity Level: 1	Status: Active						
Respondent: Sanchez, William 1048 Brown Rd, Lake Worth, FL 33462-5932		CEO: Debbie N Plaud						
Situs Address: 1048 Brown Rd, Lake Worth, FL		Case No: C-2023-02210021						
PCN: 00-43-45-09-04-000-0030		Zoned: RM						
Violations:	<table><tr><td>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, the addition that was constructed to the southwest corner of the house, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td></tr><tr><td></td><td>Issued: 02/21/2023</td><td>Status: MCEH</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, the addition that was constructed to the southwest corner of the house, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			Issued: 02/21/2023	Status: MCEH
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 addition that was constructed to the southwest corner of the house, has been erected or installed without a valid building permit. Code: PBC Amendments to FBC 7th Edition (2020) - 105.1							
	Issued: 02/21/2023	Status: MCEH						

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 22, 2025 9:00 AM

- 2

Details:

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

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

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

Issued: 02/21/2023

Status: CLS
- 3

Details:

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

More specifically, permit # M-2015-015193-0000 has become inactive or expired.

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

Issued: 02/21/2023

Status: MCEH

Agenda No.:

016

Complexity Level: -

Status: Active

Respondent:

Ayala, Roberto J; Ayala, Ishbel J; Caceres, Cecilia

CEO: Charles Zahn

7303 Wilson Rd, West Palm Beach, FL 33413-2240

Situs Address:

7303 Wilson Rd, West Palm Beach, FL 33413

Case No: C-2021-09270006

PCN:

00-42-43-27-05-006-4708

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, renovation of a single family dwelling including windows and stucco and the addition/new construction of room.

The final inspection shall be made after all work required by the building permit is completed.

More Specifically, all construction requiring a building permit shall receive a final inspection.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, no building permit on file for the construction to the single family dwelling, no required inspections have been performed to occupy the new addition to the single family home.

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

PBC Amendments to FBC 7th Edition (2020) - 110.3.10

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

Issued: 09/27/2021

Status: MCEH

Agenda No.:

017

Complexity Level: -

Status: Active

Respondent:

Velazquez, Yennier

CEO: Jose Feliciano

3131 Scanlan Ave, Lake Worth, FL 33461-3740

Situs Address:

3131 Scanlan Ave, Lake Worth, FL 33461

Case No: C-2021-01290030

PCN:

00-43-44-20-04-010-0010

Zoned: RM

- Violations:

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

The final inspection shall be made after all work required by the building permit is completed.

More Specifically, obtain final inspection for pool barrier fence.

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

PBC Amendments to FBC 7th Edition (2020) - 110.3.10

Issued: 02/08/2021

Status: MCEH

5

Details:

Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3. More specifically, residential swimming pools shall have a barrier that completely surrounds and obstructs access to the swimming pool in accordance with the Florida Building Code, Residential.

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 22, 2025 9:00 AM

Code: Florida Building Code, Residential as FBC-R - R4501.17

Issued: 02/08/2021

Status: MCEH

Agenda No.: 018

Complexity Level: -

Status: Active

Respondent: One Point Inc

CEO: Omar J Sheppard

12481 Equine Ln, Wellington, FL 33414

Situs Address: 122 N Military Trl, Unit B, West Palm Beach, FL 33415

Case No: C-2022-03180003

PCN: 00-42-43-36-13-000-0686

Zoned: CG

Violations:

1

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

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

Issued: 03/25/2022

Status: MCEH

cc: One Point Inc

One Point Inc

Agenda No.: 019

Complexity Level: -

Status: Active

Respondent: Jean-Jacques, Emmanuel

CEO: Jose Feliciano

4352 Foss Rd, Lake Worth Beach, FL 33461-4410

Situs Address: 4352 Foss Rd, Lake Worth, FL

Case No: C-2023-05170006

PCN: 00-43-44-30-09-000-0431

Zoned: RM

Violations:

1

Details: All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared llegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition and removal, in accordance with this code. The extent of repairs shall be determined by the building official.

Code: PBC Amendments to FBC 7th Edition (2020) - 116.1

Issued: 05/24/2023

Status: MCEH

2

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

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

Issued: 05/24/2023

Status: MCEH

Agenda No.: 020

Complexity Level: 1

Status: Active

Respondent: Palm Beach Plantation LLC

CEO: Caroline Foulke

Two North Tamiami Trl, 5th Floor, Sarasota, FL 34236

Situs Address: 6860 Lantana Rd, Lake Worth, FL 33467

Case No: C-2021-06150010

PCN: 00-42-44-39-00-039-0046

Zoned: RS

Violations:

2

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

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

Issued: 06/23/2021

Status: MCEH

cc: Palm Beach Plantation, Llc

Agenda No.: 021

Complexity Level: -

Status: Active

Respondent: LEZCANO, LEANDREW H

CEO: Nedssa Miranda

CODE COMPLIANCE
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
JANUARY 22, 2025 9:00 AM

5229 W 45th St, West Palm Beach, FL 33407-1605	
Situs Address: 5229 45th St, West Palm Beach, FL	Case No: C-2023-05220026
PCN: 00-42-43-02-01-003-0062	Zoned: RM
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. Please cut the grass, weeds and low growing vegetation and maintain at or below 7 inches in height. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c) Issued: 05/23/2023 Status: MCEH 2 Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Repair/maintain roof, flashing, drains, gutters and downspouts as required. More specifically, repair the roof. (permit is required for any repairs more than \$1000 fair market value. Code: Palm Beach County Property Maintenance Code - Section 14-33 (g) Issued: 05/23/2023 Status: CLS 4 Details: Garbage Carts and Yard Waste Containers shall be placed at the Collection Point no earlier than 3:00 p.m. on the day preceding the day upon which collection is customarily made. Garbage Carts and Yard Waste Containers shall be removed from the Collection Point on the same day collection is scheduled to occur. Except when placed for collection service in accordance with subsection 25-1(c)(1)a.-f., Garbage Carts and Yard Waste Containers shall be placed in a storage location within, adjacent to, or behind a structure, building, fence, landscaping, or other barrier which substantially screens the view of the Garbage Carts and Yard Waste Containers from the street or public right-of-way. Store garbage containers so that they are screened from view from streets or public right-of-way. More specifically, included but not limited to garbage containers (trashcan) need to be removed from the public right-of-way: swale, public view, sidewalks, and streets after pickup no later than the same day collection is scheduled to occur. Code: Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)a. & b. Palm Beach County Codes & Ordinances - Chapter 25-1(c)(1)g. Issued: 05/23/2023 Status: MCEH 5 Details: Maintenance of grassed areas and low-growing vegetation shall include weeding, watering, fertilizing, pruning, mowing, edging or any other actions needed consistent with acceptable horticultural practices. Please provide the appropriate landscape maintenance. More specifically, Resod the damaged lawn area or obtained a permit for a paver driveway to park your vehicle. Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (2) Issued: 05/23/2023 Status: MCEH 6 Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Please park vehicles on an improved surface or remove the vehicle(s). More specifically, included but not limited to vehicles parked on the grass. Parking on the grass is prohibited at all time. Please relocate the vehicle to a paved surface and refrain from parking on the lawn Code: Unified Land Development Code - 6.D.1.A.4.a.2.b Issued: 05/23/2023 Status: MCEH

Agenda No.: 022	Complexity Level: -	Status: Active
Respondent: Elma, Matilde; Jeudy, Tersius		CEO: Nick N Navarro
9021 SW 4th St, Boca Raton, FL 33433-4607		
Situs Address: 9021 SW 4th St, Boca Raton, FL 33433	Case No: C-2020-07160079	
PCN: 00-42-47-29-03-030-0080	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, the alterations to the garage (which include the air-conditioner installed in the wall, the window installed, and door installed) without a valid building permit. Code: PBC Amendments to FBC 6th Edition (2017) - 105.1 Issued: 07/22/2020 Status: MCEH	

CODE COMPLIANCE

SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA

JANUARY 22, 2025 9:00 AM

- 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 # B06006703 (re-roofing) has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, final inspection for re-roofing (B06006703) was not obtained and is required.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.4.1
PBC Amendments to FBC 6th Edition (2017) - 110.3.10

Issued: 07/22/2020 **Status:** MCEH

Agenda No.: 023

Complexity Level: 1

Status: Active

Respondent: Lucas, Bruce; Lucas, Theresa

CEO: Omar J Sheppard

5007 S State Road 61, Monroe City, IN 47557-7302

Situs Address: 790 Sarazen Dr, West Palm Beach, FL 33413

Case No: C-2022-08010017

PCN: 00-42-43-35-09-012-0260

Zoned: RM

- Violations:
- 1

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

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

Issued: 08/04/2022 **Status:** MCEH
- 3

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

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

Issued: 08/04/2022 **Status:** MCEH

cc: Lucas, Bruce

ADJOURNMENT:

"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "