



**CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 16, 2022 9:00 AM**

Special Magistrate: Thomas H Dougherty

Agenda No.: 001	Complexity Level: 1	Status: Active
Respondent: Okeechobee Center Inc 505 S Flagler Dr, Ste 1010, West Palm Beach, FL 33402		CEO: John Gannotti
Situs Address: 4780 Okeechobee Blvd, West Palm Beach, FL		Case No: C-2021-02240035
PCN: 00-42-43-25-00-000-3194		Zoned: CG

Violations:

<p>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 #</p> <p>B-2008-015427-0000 2 B08013019 Fence - Commercial M-1997-038393-0000 1 M97009196 Air Conditioning B-1996-033126-0000 2 B96027138 Awning B-1993-029101-0000 5 B93025349 Tenant Improvement (including any and all sub permits) have become inactive or expired.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1 Issued: 02/24/2021 Status: MCEH</p>
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cc: Okeechobee Center Inc
Okeechobee Center Inc

Agenda No.: 002	Complexity Level: -	Status: Active
Respondent: DOT TUCKER FARMS INC 13776 US HIGHWAY 441, CANAL POINT, FL 33438		CEO: Paul Pickett
Situs Address: US Highway 441 N, FL		Case No: C-2022-01280006
PCN: 00-37-40-35-01-001-0020		Zoned: AP

Violations:

<p>1 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, Cease allowing a use to continue that is prohibited in your Zoning district. More specifically, THE CAMPER TRAILER / RV can not be stored or lived in, on your vacant lot. Please remove the camper trailer / RV from the property or obtain the needed ZONING approvals for its presence on the property.</p> <p>Code: Unified Land Development Code - 4.A.7.C.6 Issued: 02/08/2022 Status: MCEH</p>
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cc: Dot Tucker Farms Inc
Dot Tucker Farms

Agenda No.: 003	Complexity Level: 2	Status: Active
Respondent: LW JOG S.C. LTD 802 11th St W, Bradenton, FL 34205		CEO: Paul Pickett
Situs Address: 4180 S Jog Rd, Lake Worth, FL		Case No: C-2021-04060006
PCN: 00-42-44-27-00-000-1280		Zoned: CG

Violations:

<p>1 Details: Wall separating Unit 640B and Unit 640C has been removed without a permit at (Presidente Supermarket)</p> <p>Code: National Fire Protection Association 1 - 2015 1.12.6.3 Permit Required Issued: 04/14/2021 Status: MCEH</p> <p>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, wall between 640B and Unit 640C at (Presidente Supermarket) has been removed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p>

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Issued: 04/14/2021

Status: MCEH

cc: Dunay, Miskel, & Backman Iip
Lw Jog S.C. Ltd
Lw Jog S.C.Ltd
Presidente Supermarket #45

Agenda No.: 004

Complexity Level: 1

Status: Active

Respondent: Lera, Josseline J

CEO: Timothy M Madu

190 Ficus Tree Dr, Lake Worth, FL 33462-5106

Situs Address: 190 Ficus Tree Dr, Lake Worth, FL

Case No: C-2020-03100005

PCN: 00-43-45-09-10-001-0240

Zoned: RM

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: A Commercial Vehicle that does not meet the above criteria is improperly parked at the premises.

Code: Unified Land Development Code - 6.A.1.D.19.b.1)

Issued: 03/17/2020

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, wood and chainlink fence have been installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 03/17/2020

Status: MCEH

cc: Community Support Team

Agenda No.: 005

Complexity Level: -

Status: Active

Respondent: MENDEZ, ANDRES; VELAZQUEZ, ELVIRA

CEO: Nedssa Merise

5675 Rae Ave, West Palm Beach, FL 33407-1655

Situs Address: 5675 Rae Ave, West Palm Beach, FL

Case No: C-2019-11080029

PCN: 00-42-43-02-01-001-0291

Zoned: RM

Violations:

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: 11/12/2019

Status: MCEH

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)

Issued: 11/12/2019

Status: MCEH

Agenda No.: 006

Complexity Level: -

Status: Active

Respondent: MENDEZ, ANDRES; VELAZQUEZ, ELVIRA

CEO: Nedssa Merise

5675 Rae Ave, West Palm Beach, FL 33407-1655

Situs Address: 5675 Rae Ave, West Palm Beach, FL

Case No: C-2020-04090040

PCN: 00-42-43-02-01-001-0291

Zoned: RM

Violations:

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

Code: Unified Land Development Code - 6.A.1.D.19.a.2.b

Issued: 05/12/2020

Status: MCEH

Agenda No.: 007

Complexity Level: -

Status: Active

Respondent: Madhusudan LLC, a Florida Limited Liability Company, as

CEO: Nick N Navarro

Trustee for 22992 Tradewind Rd Land Trust, Agreement

Dated December 05, 2019

6574 N State Road 7, 175, Pompano Beach, FL 33073-3625

Situs Address: 22992 Tradewind Rd, Boca Raton, FL

Case No: C-2020-09010002

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 16, 2022 9:00 AM

PCN: 00-41-47-36-03-000-7640

Zoned: AR

Violations:

- | | |
|----------|--|
| 1 | <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>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Issued: 09/01/2020 Status: MCEH</p> |
| 2 | <p>Details: Every window, door, and frame shall be kept in sound condition, good repair, and weather tight. More specifically, this includes but is not limited to the broken windows.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
 Issued: 09/01/2020 Status: MCEH</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, a shed has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 09/01/2020 Status: MCEH</p> |

cc: Madhusudan Llc, A Florida Limited Liability Company

Agenda No.: 008

Complexity Level: -

Status: Postponed

Respondent: Angelo Fiorini, Jr. and Shelley Lynne Fiorini as Trustees of the Fiorini Family Trust U/A/D December 14, 2015
 3972 Maurice Dr, Delray Beach, FL 33445-3225

CEO: Richard W Padgett

Situs Address: 5048 Garfield Rd, Delray Beach, FL

Case No: C-2020-02180021

PCN: 00-42-46-23-03-000-7471

Zoned: RS

Violations:

- | | |
|----------|---|
| 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.</p> <p>More specifically, an automotive lift and concrete slab has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 03/05/2020 Status: MCEH</p> |
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Agenda No.: 009

Complexity Level: 1

Status: Active

Respondent: PLANTATION MHP LLC
 1201 HAYS St, TALLAHASSEE, FL 32301

CEO: Paul Pickett

Situs Address: 5851 Elmhurst Rd, West Palm Beach, FL

Case No: C-2021-05270018

PCN: 00-42-43-26-17-008-0120

Zoned: RH

Violations:

- | | |
|----------|---|
| 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, ACCESSORY STRUCTURE (FENCE) has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 05/28/2021 Status: MCEH</p> |
| 4 | <p>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-2014-020327-0000/P-2014-020327-0000/ E-2014-020327-0000 has become inactive or expired.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
 Issued: 05/28/2021 Status: CLS</p> |

cc: Tucker, Don

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Agenda No.: 010 **Complexity Level:** - **Status:** Active
Respondent: HPA JV BORROWER 2019 1 ML LLC **CEO:** Ronald Ramos
1201 HAYS St, TALLAHASSEE, FL 32301-2525
Situs Address: 3549 Dunes Rd, Palm Beach Gardens, FL **Case No:** C-2020-04140002
PCN: 00-43-41-31-01-015-0040 **Zoned:** RM

- Violations:**
- 1 Details:** Every window, door and frame shall be kept in sound condition, good repair and weather tight.

 >>>More specifically, remove the storm shutters from all windows. Maintain windows, doors and frames in sound condition, good repair and weather-tight.
 Code: Palm Beach County Property Maintenance Code - Section 14-33 (m)
 Issued: 05/13/2020 **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 6' wood fence has been erected or installed without a valid building permit. Obtain required building permits for the 6' wood fence or remove the 6' wood fence .
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 05/13/2020 **Status:** MCEH

cc: Hpa Jv Borrower 2019 1 Ml Llc

Agenda No.: 011 **Complexity Level:** - **Status:** Active
Respondent: Daggs, Matthew; Marinenko, Tanina **CEO:** Jeff P Shickles
22199 SW 59th Ave, Boca Raton, FL 33428-4535
Situs Address: 22199 SW 59th Ave, Boca Raton, FL **Case No:** C-2020-05060018
PCN: 00-42-47-30-06-026-0190 **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 wood fence has been erected or installed without a valid building permit.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 05/18/2020 **Status:** MCEH

Agenda No.: 012 **Complexity Level:** - **Status:** Active
Respondent: Jenson, Richard **CEO:** Jeff P Shickles
PO BOX 1943, Camarillo, CA 93011-1943
Situs Address: 9350 102nd Pl S, Boynton Beach, FL **Case No:** C-2019-04220013
PCN: 00-42-43-27-05-053-0300 **Zoned:** AGR-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, the detached garage/apartment has been erected or installed without a valid building permit.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 04/24/2019 **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, the electrical/plumbing in the detached garage/apartment has been erected or installed without a valid building permit.
 Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
 Issued: 04/24/2019 **Status:** MCEH
 - 3 Details:** All electrical equipment, wiring and appliances shall be property installed and maintained in a safe and approved manner.

 More specifically, the electrical outlets without covers.
 Code: Palm Beach County Property Maintenance Code - Section 14-46 (d) (1)
 Issued: 04/24/2019 **Status:** MCEH

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

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 04/24/2019

Status: CLS

cc: Jenson, Richard
Jenson, Richard

Agenda No.: 013

Complexity Level: -

Status: Active

Respondent: Tulsyani, Rajesh; Tulsyani, Monika
11063 Baybreeze Way, Boca Raton, FL 33428-1251

CEO: Jeff P Shickles

Situs Address: 11063 Baybreeze Way, Boca Raton, FL

Case No: C-2020-08170135

PCN: 00-41-47-14-11-000-0840

Zoned: RTS

Violations:

1 **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: 10/20/2020

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, pavers have been installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/20/2020

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

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 10/20/2020

Status: MCEH

Agenda No.: 014

Complexity Level: -

Status: Active

Respondent: Canaura, Yereidy L
4101 Bougainvillea St, West Palm Beach, FL 33406-4810

CEO: David T Snell

Situs Address: 4101 Bougainvillea St, West Palm Beach, FL

Case No: C-2020-06250112

PCN: 00-42-44-12-10-001-0130

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: 6ft Privacy Fence has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 06/26/2020

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.

Specifically :A Barn has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 06/26/2020

Status: MCEH

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
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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.

Specifically: A Shed has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 06/26/2020

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: A Full Remodel of a Screen Room has been erected or installed without a valid building permit, including Plumbing, Electrical and HVAC

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 06/26/2020

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 6ft to 8ft Gate has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 06/26/2020

Status: MCEH

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

Specifically: Aluminum Awning Structures have been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1

Issued: 06/26/2020

Status: MCEH

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

Specifically: Recreational vehicles, boats, sports vehicles and trailers located in the side or rear yard are not 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: 06/26/2020

Status: MCEH

Agenda No.: 015

Complexity Level: -

Status: Active

Respondent: Espinosa, Ariel
355 56th Ter S, West Palm Beach, FL 33415-2520

CEO: David T Snell

Situs Address: 355 56th Ter S, West Palm Beach, FL

Case No.: C-2021-03290008

PCN: 00-42-44-02-01-000-1173

Zoned: RS

Violations:

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

Specifically: A Brick Paver Driveway has been erected or installed without a valid building permit.

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

Issued: 04/15/2021

Status: MCEH

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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.

Specifically: A Decorative Fence With Columns and Gate has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/15/2021 **Status:** MCEH

Agenda No.: 016 **Complexity Level:** 1 **Status:** Active
Respondent: Giacomazzo, Anna Marie; Natalucci, Alfredo; Lattanzi, Lydia **CEO:** Charles Zahn
7677 Saint Andrews Rd, Lake Worth, FL 33467-1209

Situs Address: 7677 St Andrews Rd, Lake Worth, FL **Case No:** C-2020-12030022
PCN: 00-42-44-20-01-000-0770 **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, concrete slab(s) and block wall and concrete planter has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/03/2020 **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, fence with gate(s) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/03/2020 **Status:** MCEH

Agenda No.: 017 **Complexity Level:** 1 **Status:** Active
Respondent: Zolghadar, Allan **CEO:** Debbie N Plaud
6659 Park Ln W, Lake Worth, FL 33449-6614

Situs Address: 6655 Park Ln W, Lake Worth, FL **Case No:** C-2021-07080005
PCN: 00-41-45-01-00-000-7250 **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.

Uses identified with an "A" are allowed in the zoning districts with a recommendation by the Zoning Commission, and approved by the BCC in accordance with Art. 2.B, Public Hearing Processes.

More specifically, Landscape Service.

Code: Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.A.7.C.4
Unified Land Development Code - 4.B.2.A Commercial Use Matrix Table

Issued: 10/21/2021 **Status:** MCEH

Agenda No.: 018 **Complexity Level:** - **Status:** Active
Respondent: MONROE, ALFRED F; MONROE, ALETHIA C **CEO:** Nedssa Merise
5684 Gramercy Dr, West Palm Beach, FL 33407-1622

Situs Address: 5684 Gramercy Dr, West Palm Beach, FL **Case No:** C-2020-11240009
PCN: 00-42-43-02-01-003-0030 **Zoned:** RM

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 16, 2022 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, addition/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the addition/structure or remove the addition/structure .
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 11/25/2020 **Status:** MCEH

Agenda No.: 019 **Complexity Level:** - **Status:** Active
Respondent: MEURER, WILLIAM EDWARD III; CUZO, MARY **CEO:** Brian Burdett
 13920 63rd Ln N, West Palm Beach, FL 33412-1911

Situs Address: 13920 63rd Ln N, West Palm Beach, FL **Case No:** C-2020-03250025
PCN: 00-41-42-33-00-000-7220 **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, chain link/ structure fencing has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/27/2020 **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, dog kennels/ roofed structures has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/27/2020 **Status:** MCEH

Agenda No.: 020 **Complexity Level:** - **Status:** Active
Respondent: Barndt, Jennifer; Barndt, Jeffrey **CEO:** Caroline Foulke
 1510 Crest Dr, Lake Worth, FL 33461-6064

Situs Address: 1510 Crest Dr, Lake Worth, FL **Case No:** C-2020-12010031
PCN: 00-43-44-32-04-009-0100 **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 building material, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/03/2020 **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, shed, wood fence, canopy has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 12/03/2020 **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.
- Code:** Unified Land Development Code - 6.D.1.A.1.b
Issued: 12/03/2020 **Status:** MCEH

Agenda No.: **Complexity Level:** - **Status:** Active
Respondent: Rivas, Vingilio; Rivas, Felicia **CEO:** Maggie Bernal
 5580 Honeysuckle Dr, West Palm Beach, FL 33415-6300

Situs Address: 5580 Honeysuckle Dr, West Palm Beach, FL **Case No:** C-2021-08100039
PCN: 00-42-44-11-01-004-0010 **Zoned:** RM

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 16, 2022 9:00 AM

Violations:

- 1 **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: Property be used and operating as a Salvage storage yard and/or Motor vehicle repairs,
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 08/11/2021 **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.
 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 for a period exceeding one hour in any 24 hour period.
 More Specifically: Outdoor storage of unlicensed/unregistered and/or inoperable vehicle(s) is not permit in a residential area.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
 Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/11/2021 **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.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/11/2021 **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.
 More specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/11/2021 **Status:** MCEH

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Bellorin, Almilcar		CEO: Stefanie C Rodriguez
	13129 71st Pl N, West Palm Beach, FL 33412-2124	
Situs Address: 13129 71st Pl N, West Palm Beach, FL		Case No: C-2021-04050023
PCN: 00-41-42-28-00-000-6090		Zoned: AR

Violations:

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
 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: 04/07/2021 **Status:** MCEH

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Haidy, Michelle Anne		CEO: Stefanie C Rodriguez
	13085 71st Pl N, West Palm Beach, FL 33412-2739	
Situs Address: 13085 71st Pl N, West Palm Beach, FL		Case No: C-2021-04050017
PCN: 00-41-42-28-00-000-6100		Zoned: AR

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 fence with gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/07/2021 **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, 1 of 3 accessory structures (shed \ garage) has been erected or installed without a valid building permit.

CODE ENFORCEMENT
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA
NOVEMBER 16, 2022 9:00 AM

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/07/2021 **Status:** MCEH

Agenda No.:	Complexity Level: -	Status: Active
Respondent: Vallilee, Robert William 17679 82nd Rd N, Loxahatchee, FL 33470-2926		CEO: Stefanie C Rodriguez
Situs Address: 17679 82nd Rd N, Loxahatchee, FL		Case No: C-2020-03240003
PCN: 00-40-42-23-00-000-7530		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. Specifically, plumbing has been erected or installed without a valid building permit.

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, for the plumbing being conducted on said property.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
PBC Amendments to FBC 6th Edition (2017) - 111.5
Issued: 03/25/2020 **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. Specifically, a shed has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/25/2020 **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. Specifically, an accessory structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 6th Edition (2017) - 105.1
Issued: 03/25/2020 **Status:** CLS
 - 4** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall not be used for living, sleeping or housekeeping purposes.

Code: Unified Land Development Code - 6.A.1.D.19.b.5)d)
Issued: 03/25/2020 **Status:** CLS

cc: Vallilee, Robert W

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. "