

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

	Issued: 12/09/2022		Status: SIT
3	<p>Details: Floodplain Development Permits or Approvals shall be issued pursuant to this Article for any Development activities exempt from the Florida Building Code, as listed in Art. 18.A.4.C. Depending on the nature and extent of proposed Development that includes a Building or Structure, the Floodplain Administrator may determine that a Floodplain Development Permit or Approval is required in addition to a building permit.</p> <p>Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, but not limited to, all structures, interior fencing and animal enclosures that may benefit from a bona fide agricultural exemption.</p> <p>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, but not limited to, all structures, interior fencing, and animal enclosures have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Unified Land Development Code - 18.A.4.B & 18.A.4.C</p> <p>Issued: 12/09/2022 Status: SIT</p>		
4	<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 chain link enclosure at the northwest corner of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 12/09/2022 Status: SIT</p>		
5	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, alternations made to the wood fencing on the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 12/09/2022 Status: SIT</p>		
6	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wooden roofed structure on the northwest corner of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 12/09/2022 Status: SIT</p>		

Agenda No.: 003	Complexity Level: 1	Status: Active
Respondent: Guzman, Pedro; Guzman, Maria L 16701 E Trafalgar Dr, Loxahatchee, FL 33470-4054		CEO: Jen L Batchelor
Situs Address: 16701 E Trafalgar Dr, Loxahatchee, FL 33470		Case No: C-2022-10110032
PCN: 00-40-43-24-00-000-3390		Zoned: AR

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 shipping container to the east of the property has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</p> <p>Issued: 10/13/2022 Status: SIT</p>		
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**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

- Violations:**
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/03/2022 **Status:** CLS
 - 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: Numerous roofed structure(s) has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/03/2022 **Status:** CEH

cc: 4105 Cooley Court Llc

Agenda No.: 008	Complexity Level: 1	Status: Removed
Respondent: Gonzalez, Robert 4122 Colt Ln, West Palm Beach, FL 33406-2932		CEO: Maggie Bernal
Situs Address: 4122 Colt Ln, West Palm Beach, FL 33406		Case No: C-2022-08300007
PCN: 00-42-44-01-04-000-1570		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: Metal fence w/gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/30/2022 **Status:** CLS

Agenda No.: 009	Complexity Level: 1	Status: Active
Respondent: HAMMOCK IN THE TREES 1 LLC 1427 SW 8 Ct, Fort Lauderdale, FL 33312		CEO: Maggie Bernal
Situs Address: 4713 Todd St, Lake Worth, FL 33463		Case No: C-2022-08090026
PCN: 00-42-44-24-08-014-0290		Zoned: RM

Violations:

- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. 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: 08/10/2022 **Status:** CEH
- 4** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/10/2022 **Status:** CEH

cc: Hammock In The Trees 1 Llc

Agenda No.: 010	Complexity Level: 1	Status: Active
Respondent: Rios, Johnny A; Rios, Sonia 4865 Parkcrest St, West Palm Beach, FL 33415-8503		CEO: Maggie Bernal
Situs Address: 4865 Parkcrest St, West Palm Beach, FL 33415		Case No: C-2022-10200023

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 03/11/2022 **Status:** CEH

Agenda No.: 012 **Complexity Level:** 1 **Status:** Active
Respondent: Yarensky, Annie S **CEO:** Maggie Bernal
5904 S Rue Rd, West Palm Beach, FL 33415-7154
Situs Address: 5904 S Rue Rd, West Palm Beach, FL 33415 **Case No.:** C-2022-10200021
PCN: 00-42-44-14-19-018-0251 **Zoned:** RM

- Violations:**
- 1 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material/debris, construction debris/materials, tools/equipment, automotive parts, tires, vegetative debris, garbage, trash/debris, furniture, household items and/or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 10/20/2022 **Status:** CEH
 - 2 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 10/20/2022 **Status:** CEH
 - 3 **Details:** All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (b)
Issued: 10/20/2022 **Status:** CEH
 - 4 **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 #B2021-048462 Roofing(SFD/Duplex) has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 10/20/2022 **Status:** CEH
 - 5 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically: Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/20/2022 **Status:** CEH

Agenda No.: 013 **Complexity Level:** 2 **Status:** Active
Respondent: BOCA ENTRADA II CONDOMINIUM ASSOCIATION, **CEO:** Steve G Bisch
INC.
10144 Boca Entrada Blvd, 115, Boca Raton, FL 33428
Situs Address: 10144 Boca entrada, Boca Raton, FL **Case No.:** C-2022-10280002
PCN: **Zoned:**

- Violations:**
- 1 **Details:** A minimum of thirty (30") inches of clearance shall be provided in front of electrical control panels for access. Floor markings of contrasting colors to the floor shall be installed to designate the required clearance. There is storage preventing required access area.
Code: Palm Beach County Codes & Ordinances - 11.1.10
Issued: 11/03/2022 **Status:** CEH
 - 2 **Details:** Fire Sprinkler System Inspection, Testing, and Maintenance Required per NFPA 25. A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25
Code: National Fire Protection Association 1 2018 - 13.3.3.2
Issued: 11/03/2022 **Status:** CEH
 - 3 **Details:** The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.
Code: National Fire Protection Association 1 2018 - 18.2.2.3
Issued: 11/03/2022 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Violations: **2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, swimming pool permit # 2004-035364 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 05/05/2022 **Status:** SIT

Agenda No.: 024 **Complexity Level:** - **Status:** Active
Respondent: Allison S. Jacobs, as Trustee of the Allison S. Jacobs Living trust, U/A dated January 8, 2020 **CEO:** Brian Burdett
9530 Hall Blvd, West Palm Beach, FL 33412-2553
Situs Address: 9530 Hall Blvd, West Palm Beach, FL 33412 **Case No:** C-2022-06020014
PCN: 00-41-42-17-00-000-4080 **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, white shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/09/2022 **Status:** SIT

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, Inactive alteration permit B-2013-008903 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 06/09/2022 **Status:** CLS

Agenda No.: 025 **Complexity Level:** - **Status:** Active
Respondent: Baczyk, Lukasz **CEO:** Brian Burdett
12316 Orange Blvd, West Palm Bch, FL 33412-1416
Situs Address: 15550 Orange Blvd, Loxahatchee, FL 33412 **Case No:** C-2022-12050024
PCN: 00-41-42-31-00-000-3020 **Zoned:** AR

Violations: **1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically, open storage including but not limited to inoperative vehicles, metal, wood, cones, windows and piping.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/19/2022 **Status:** SIT

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

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR, Sections 59 and 60), Floodplain Development Permits or Approvals shall be required for the following Buildings, Structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article. Specifically, structures used for AG purposes.
Code: Unified Land Development Code - 18.A.4.B & 18.A.4.C
Issued: 12/19/2022 **Status:** SIT

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, several storage structures (shipping container) has been erected or installed without a valid building permit.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/19/2022 **Status:** SIT
- 4** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, several inoperative vehicles not displaying current tags.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 12/19/2022 **Status:** SIT
- 5** **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, several commercial trucks and equipment not used for agricultural purposes.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 12/19/2022 **Status:** SIT
- 6** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Developed or Partially Developed Residential and Non-Residential lots greater than one-half acre: 7 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot. More specifically, unmaintained high grass and weeds exceeding allowed height.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1)Table 14-32 (c)
Issued: 12/19/2022 **Status:** SIT
- 7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, structure has Demolished without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/19/2022 **Status:** SIT
- 8** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, inactive permit # B-2010-006863 fire damaged/ new structure has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 12/19/2022 **Status:** SIT
- 9** **Details:** An accessory use shall continue only as long as the principal use that it serves remains active. More specifically, No primary structure on lot.
Code: Unified Land Development Code - 4.B.1.D.5
Issued: 12/19/2022 **Status:** SIT
- 10** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, several structures has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/19/2022 **Status:** SIT

Agenda No.: 026	Complexity Level: -	Status: Postponed
Respondent: Cypress Energy LLC 100 Mimosa St, Royal Palm Beach, FL 33411		CEO: Brian Burdett
Situs Address: 16558 91st Pl N, Loxahatchee Groves, FL		Case No: C-2022-06290017
PCN: 00-40-42-13-00-000-7790		Zoned: AR
Violations:	<p>1 Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically: Open storage including but not limited to vegetative debris. Code: Palm Beach County Property Maintenance Code - Section 14-35 (a) Issued: 07/05/2022 Status: CEH</p>	

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

- 2 **Details:** Parking shall be prohibited on all vacant properties in residential districts. More specifically: Storing of cement mixer, trailers, golf cart and boat prohibited on vacant lot.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 07/05/2022 **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, post wire/ field fence without permit has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/05/2022 **Status:** CLS

- 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, obstructing the flow of water to out fall.

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, clearing and driving on vacant lot has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 110.9
Issued: 07/05/2022 **Status:** CLS

cc: Cypress Energy Llc

Agenda No.: 027 **Complexity Level:** - **Status:** Active
Respondent: Freijo, George; Fuchs, Evelin **CEO:** Brian Burdett
15668 62nd Pl N, Loxahatchee, FL 33470-3472
Situs Address: 15668 62nd Pl N, Loxahatchee, FL 33470 **Case No:** C-2022-05090042
PCN: 00-41-42-31-00-000-7055 **Zoned:** AR

- 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: Semi tractor trailer parked in residential zone.
Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 05/18/2022 **Status:** CEH

 - 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, membrane canopy structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/18/2022 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Situs Address: 2738 Flamango Ct S, West Palm Beach, FL 33406 **Case No:** C-2022-06280009
PCN: 00-43-44-05-18-004-0010 **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, Porch Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/29/2022 **Status:** CLS

Agenda No.: 033 **Complexity Level:** - **Status:** Removed
Respondent: NUNEZ, ISAIAS; FLORES-NUNEZ, NELLY A **CEO:** Frank A Davis
13173 82nd St N, West Palm Beach, FL 33412-2333

Situs Address: 3443 Bainbridge Pl, West Palm Beach, FL 33406 **Case No:** C-2022-05100021
PCN: 00-43-44-07-10-013-0100 **Zoned:** RM

Violations: **7** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, Driveway Addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2022 **Status:** CLS

cc: Flores-Nunez, Nelly A

Agenda No.: 034 **Complexity Level:** 1 **Status:** Active
Respondent: JIMENEZ, XAIMARA C **CEO:** Frank A Davis
450 Jeannine Dr, West Palm Beach, FL 33406-3183

Situs Address: 450 Jeannine Dr, West Palm Beach, FL 33406 **Case No:** C-2022-06010026
PCN: 00-43-44-05-13-000-0260 **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, Shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/13/2022 **Status:** CEH

2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6' White Alum. & Wood Gate/ Fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/13/2022 **Status:** CEH

Agenda No.: 035 **Complexity Level:** 1 **Status:** Removed
Respondent: LAZALA, MANUEL A; LAZALA, MERCEDES B **CEO:** Frank A Davis
2681 Kentucky St, West Palm Beach, FL 33406-4237

Situs Address: 2681 Kentucky St, West Palm Beach, FL 33406 **Case No:** C-2022-08090023
PCN: 00-43-44-05-09-016-0080 **Zoned:** RS

Violations: **1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period. More specifically, a Boat.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/16/2022 **Status:** CLS

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM

5674 Lake George Pl, Lake Worth, FL 33463-6779

Situs Address: 5674 Lake George Pl, Lake Worth, FL 33463

Case No: C-2022-12060020

PCN: 00-42-44-35-07-000-1680

Zoned: RS

Violations:

- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/06/2022 **Status:** CEH
- 2** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 12/06/2022 **Status:** CEH

cc: Code Enforcement

Agenda No.: 039

Complexity Level: 1

Status: Active

Respondent: SMS452R LLC

CEO: Caroline Foulke

1910 Thomas Ave, Cheyenne, WY 82001

Situs Address: 6793 Park Ln E, Lake Worth, FL 33449

Case No: C-2022-01050008

PCN: 00-41-45-01-00-000-7040

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, Storage Containers has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/05/2022 **Status:** CEH

cc: Sms452r, Llc
Sms452r, Llc
Sms452r, Llc
Sms452r, Llc

Agenda No.: 040

Complexity Level: 1

Status: Active

Respondent: Assured Properties LLC

CEO: John Gannotti

6201 Willoughby Cir, Lake Worth, FL 33463

Situs Address: 2000 Longwood Rd, West Palm Beach, FL 33409

Case No: C-2022-09120017

PCN: 00-43-43-29-02-007-0420

Zoned: RM

Violations:

- 1** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # E-2018-003231-0000 for the fire alarm has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 09/15/2022 **Status:** CEH
- 2** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2017-024563-0000 for fire sprinkler has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 09/15/2022 **Status:** CEH
- 3** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permits (E-2018-003231-0000) and (P-2017-024563-0000) need to be completed.

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM

- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 09/15/2022 **Status:** CEH
- 4** **Details:** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. More specifically paint the exterior of the dwelling where paint is flaking and falling off the west wall, Facia Boards are rotting on the accessory structure and main structure on the Parcel.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (f)
Issued: 09/15/2022 **Status:** CEH
- 5** **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. More specifically windows need to be repaired or replaced. More specifically a window was removed from the northeast side of the main dwelling and wood and fixed piece of plexiglass was installed in place of the original window. Must be repaired by way of a permit.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Issued: 09/15/2022 **Status:** CEH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A window was removed from the main dwelling and needs a permit for the wood and plexiglass replacement.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/15/2022 **Status:** CEH
- 7** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. More specifically open storage of trash and debris on the property to include the front side and rear of the property.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 09/15/2022 **Status:** CEH
- 8** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, The Storage Building located in the back yard has been converted into livable space without benefit of permit or Certificate of Occupancy.

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, the Storage Shed was converted into livable space.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 09/15/2022 **Status:** CEH
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, A New Front Door was installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/15/2022 **Status:** CEH
- 10** **Details:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. More specifically the rear electrical panel is open and accessible, and an open and accessible electromechanical timer for the pool pump located on the rear of the dwelling.
Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (3)
Issued: 09/15/2022 **Status:** CEH
- 11** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the pool is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/15/2022 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

- 12** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, the pool deck is in a state of disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 09/15/2022 **Status:** CEH
- 13** **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically, Repair the septic system as it is backing up into the dwelling.
Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)
Issued: 09/15/2022 **Status:** CEH
- 14** **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. More specifically the roof has defects that are need of repair. More specifically the roof has defects that are need of repair.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 09/15/2022 **Status:** CEH

cc: Assured Properties Llc

Agenda No.: 041 **Complexity Level:** 1 **Status:** Active
Respondent: Cohen, Clarisse; Cohen, Johanna **CEO:** John Gannotti
6842 140th St, Flushing, NY 11367-1647
Situs Address: 328 Andover M, West Palm Beach, FL 33417 **Case No:** C-2022-08030025
PCN: 00-42-43-23-21-013-3280 **Zoned:** RH

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, kitchen and bathroom alterations including wall removal, electrical and plumbing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/14/2022 **Status:** CEH

cc: Cohen, Clarisse
Cohen, Johanna

Agenda No.: 042 **Complexity Level:** 1 **Status:** Active
Respondent: Compagno, Brigida R **CEO:** John Gannotti
34 Lerer Ln, Staten Island, NY 10307-2401
Situs Address: 305 Wellington L, West Palm Beach, FL 33417 **Case No:** C-2022-05310051
PCN: 00-42-43-23-22-012-3050 **Zoned:** RH

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior kitchen and bathroom alterations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/03/2022 **Status:** CEH

cc: Compagno, Brigida R

Agenda No.: 043 **Complexity Level:** 1 **Status:** Active
Respondent: Jaimes, Elizabeth **CEO:** John Gannotti
436 Beech Rd, West Palm Beach, FL 33409-6204
Situs Address: 2609 Westgate Ave, West Palm Beach, FL 33409 **Case No:** C-2022-07120018
PCN: 00-43-43-30-03-028-0520 **Zoned:** RH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Violations: **3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a storage container has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/14/2022 **Status:** CEH

cc: Jaimes, Elizabeth

Agenda No.: 044 **Complexity Level:** 1 **Status:** Active
Respondent: Ruiz, Jesse; Ruiz, Wilma **CEO:** John Gannotti
238 Southampton B, West Palm Beach, FL 33417-2308
Situs Address: 238 Southampton B, West Palm Beach, FL 33417 **Case No:** C-2022-07260001
PCN: 00-42-43-23-41-002-2380 **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, kitchen alterations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/04/2022 **Status:** CEH

Agenda No.: 045 **Complexity Level:** 1 **Status:** Active
Respondent: Southern Blvd Commerce Park LLC **CEO:** John Gannotti
3300 PGA Blvd, Ste 600, West Palm Beach, FL 33409
Situs Address: 7660 Hooper Rd, West Palm Beach, FL 33411 **Case No:** C-2022-04270037
PCN: 00-42-43-27-05-006-4000 **Zoned:** IL

Violations: **1** **Details:** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

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 illegal 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: 06/03/2022 **Status:** CEH

cc: Southern Blvd Commerce Park Llc
Southern Blvd Commerce Park Llc

Agenda No.: 046 **Complexity Level:** 1 **Status:** Active
Respondent: SRP SUB, LLC **CEO:** John Gannotti
1201 Hays St, Tallahassee, FL 32301
Situs Address: 725 Caddie Pl, West Palm Beach, FL 33409 **Case No:** C-2022-12120035
PCN: 00-42-43-25-09-038-0150 **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 handicap ramp with railings has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 12/16/2022 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Violations: 1 **Details:** Any person placing or maintaining any facility in the Right-of-Way shall have a permit. "Facility" shall mean any permanent or temporary plant, property, structure, or equipment, including but not limited to landscape material.
Code: Palm Beach County Codes & Ordinances - Ordinance 2019-030
Issued: 08/17/2022 **Status:** CEH

Agenda No.: 056 **Complexity Level:** 1 **Status:** Removed
Respondent: Marcon, Daniela Mercante M; Marcon, Nelton Fagundes **CEO:** Dennis A Hamburger
11459 Hawk Holw, Wellington, FL 33449-8402
Situs Address: 11459 Hawk Holw, Lake Worth, FL 33449 **Case No:** C-2022-06280001
PCN: 00-41-44-35-01-000-0060 **Zoned:** AR

Violations: 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a fence with two gates has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 06/28/2022 **Status:** CLS

Agenda No.: 057 **Complexity Level:** 1 **Status:** Active
Respondent: Vazquez, Jorge L; Vazquez, Marta E **CEO:** Dennis A Hamburger
1605 Osborne Cir, Lake Worth, FL 33461-6128
Situs Address: 1605 Osborne Cir, Lake Worth, FL 33461 **Case No:** C-2022-05110034
PCN: 00-43-44-33-04-024-0070 **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, multiple roofed and unroofed structures have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/13/2022 **Status:** CEH

Agenda No.: 058 **Complexity Level:** 1 **Status:** Removed
Respondent: Wong, Chuck Yao; Wong, Sou Mui **CEO:** Dennis A Hamburger
8447 Arima Ln, Wellington, FL 33414-6446
Situs Address: 1107 Highview Rd, Lake Worth, FL 33462 **Case No:** C-2022-11010003
PCN: 00-43-45-09-09-000-2040 **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, an addition to the rear structure has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/01/2022 **Status:** CLS
2 **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/01/2022 **Status:** CLS

Agenda No.: 059 **Complexity Level:** - **Status:** Active
Respondent: Addison Place Apartments Property Owner LLC **CEO:** Jamie G Illicete
1200 S Pine Island Rd, Plantation, FL 33324
Situs Address: 8185 Mizner Ln, Boca Raton, FL 33433 **Case No:** C-2022-12010030
PCN: 00-42-47-20-15-004-0000 **Zoned:** RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/20/2022 **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, roofed overhang and wood deck, in rear of mobile home, has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/20/2022 **Status:** CEH
- 4** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically, screen room on northside of mobile home not being maintained and in disrepair. Screen Room skirting, siding and screening are in disrepair.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 07/20/2022 **Status:** CEH

Agenda No.: 061 **Complexity Level:** - **Status:** Removed
Respondent: Ashem Group, LLC **CEO:** Jamie G Illicete
9924 Happy Hollow Rd, Delray Beach, FL 33446-9606
Situs Address: 9924 Happy Hollow Rd, Delray Beach, FL 33446 **Case No.:** C-2022-06010035
PCN: 00-42-46-18-01-000-0480 **Zoned:** AGR

- Violations:**
- 3** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, gate at entrance to property has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/28/2022 **Status:** CLS

cc: Code Enforcement

Agenda No.: 062 **Complexity Level:** - **Status:** Active
Respondent: Baez-Agron Realty, L.L.C. **CEO:** Jamie G Illicete
17607 73rd Ct N, Loxahatchee, FL 33470-2958
Situs Address: 17608 Key Lime Blvd, Loxahatchee, FL 33470 **Case No.:** C-2022-12060016
PCN: 00-40-42-26-00-000-7030 **Zoned:** AR

- Violations:**
- 1** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- Code:** Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/07/2022 **Status:** CEH
- 2** **Details:** Grass, weeds and low-growing vegetation shall be maintained as follows: Vacant - Residential and Non-Residential lots greater than one-half acre: 18 inches on the first 25 feet measuring from property line or pod line of the lot on any side of the lot adjacent to a developed lot.
- Code:** Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32(c)
Issued: 12/07/2022 **Status:** CEH
- 3** **Details:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.
- Code:** Unified Land Development Code - 6.A.1.B.2.a
Issued: 12/07/2022 **Status:** CLS
- 4** **Details:** Parking shall be prohibited on all vacant properties in residential districts.
- Code:** Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 12/07/2022 **Status:** CEH
- 5** **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. Specifically, the use of a lot for contractor storage yard.
- Code:** Unified Land Development Code - 4.A.7.C.6

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

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. More specifically, the fence appearing on your property has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 09/13/2022 Status: CEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the patio deck appearing on your property attached to the primary residence has been erected or installed without a valid building permit issued by the County Building Department, as reflected in Building Permits records.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 09/13/2022 Status: CEH</p> |

cc: Fox, Robert

Agenda No.: 070	Complexity Level: -	Status: Active
Respondent: HANSEN, Donald W Sr; HANSEN, Elaine M 13954 Wind Flower Dr, Palm Beach Gardens, FL 33418-86		CEO: Ozmer M Kosal
Situs Address: 13954 Wind Flower Dr, Palm Beach Gardens, FL 33418		Case No: C-2022-08260008
PCN: 00-41-41-20-01-003-0800		Zoned: AR

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, the appearance of an accessory structure/shed has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 08/30/2022 Status: CEH</p> |
| 4 | <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, the appearance of an accessory structure on the southeast boundary of the canal has been erected or installed on your property without a valid building permit issued by the County Building Department, as reflected in Building Permits records.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
 Issued: 08/30/2022 Status: CEH</p> |
| 5 | <p>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:</p> <ul style="list-style-type: none"> a. The barrier must be at least four (4) feet high on the outside. b. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier. c. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section. A wall of a dwelling may serve as part of the barrier if it does not contain any door. <p>Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
 Issued: 08/30/2022 Status: CEH</p> |

Agenda No.: 071	Complexity Level: -	Status: Active
Respondent: KELLAM, Joshua 14027 Wind Flower Dr, Palm Beach Gardens, FL 33418-86		CEO: Ozmer M Kosal
Situs Address: 14027 Wind Flower Dr, Palm Beach Gardens, FL 33418		Case No: C-2022-08220051

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

- 12** **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: 07/06/2022 **Status:** CEH
- 13** **Details:** Parking shall be prohibited on all vacant properties in residential districts.
Code: Unified Land Development Code - 6.D.1.A.4.a.3
Issued: 07/06/2022 **Status:** CEH

Agenda No.: 073 **Complexity Level:** 1 **Status:** Removed
Respondent: American Financial Services Corporation **CEO:** Ray F Leighton
 3060 Westgate Ave, West Palm Beach, FL 33409-5080
Situs Address: 2619 Oswego Ave, West Palm Beach, FL 33409 **Case No:** C-2022-10240017
PCN: 00-43-43-30-03-058-0500 **Zoned:** RH

- 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, chain link fences have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/27/2022 **Status:** CLS

cc: Barron, Victor
Code Enforcement

Agenda No.: 074 **Complexity Level:** 1 **Status:** Postponed
Respondent: Concentric Vision Investments Corporation **CEO:** Ray F Leighton
 3060 Westgate Ave, West Palm Beach, FL 33409-5080
Situs Address: 2632 Oswego Ave, West Palm Beach, FL 33409 **Case No:** C-2022-10240018
PCN: 00-43-43-30-03-064-0090 **Zoned:** RH

- 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: 10/27/2022 **Status:** CLS
- 3** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height. More specifically move and screen the trailers.
Code: Unified Land Development Code - 6.D.1.A.1.c
Issued: 10/27/2022 **Status:** CLS
- 4** **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-2014-026987-0000 for fencing has become inactive or expired.

The final inspection shall be made after all work required by the building permit is completed. More Specifically, permit B#2014-026987-0000 for fencing needs to be completed .
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 110.3.10
Issued: 10/27/2022 **Status:** CEH

cc: Barron, Victor
Code Enforcement

Agenda No.: 075 **Complexity Level:** 1 **Status:** Active
Respondent: FYR SFR Borrower LLC **CEO:** Ray F Leighton

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM

1201 Hays St, Tallahassee, FL 32301-2525

Situs Address: 600 Beech Rd, West Palm Beach, FL 33409

Case No: C-2022-10240019

PCN: 00-43-43-30-15-010-0120

Zoned: RM

Violations:

- 3** **Details:** All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair. More specifically the fence is in disrepair.
Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 10/27/2022 **Status:** SIT
- 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, fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/27/2022 **Status:** SIT

cc: Fyr Sfr Borrower Llc
Fyr Sfr Borrower Llc

Agenda No.: 076

Complexity Level: 1

Status: Active

Respondent: Garrett, Jeffery L; Garrett, Brittany S
6915 Westview Dr, Lake Worth, FL 33462-3959

CEO: Timothy M Madu

Situs Address: 6915 Westview Dr, Lake Worth, FL 33462

Case No: C-2022-01140031

PCN: 00-43-45-05-01-009-0250

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, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 01/19/2022 **Status:** CEH

cc: Code Enforcement

Agenda No.: 077

Complexity Level: 1

Status: Removed

Respondent: JM HOLDINGS OF PALM BEACH LLC
2615 State Road 7, Ste B530, Wellington, FL 33414

CEO: Timothy M Madu

Situs Address: 9090 Arpege Pl, Lake Worth, FL 33467

Case No: C-2022-09220009

PCN: 00-42-44-30-01-001-0020

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.

More specifically, construction work that was done to enclosed the porch was done without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/23/2022 **Status:** CEH
- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

More specifically, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/23/2022 **Status:** CEH
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

More specifically, the asphalt driveway was resurfaced without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Issued: 09/23/2022

Status: CEH

cc: Jm Holdings Of Palm Beach Llc

Agenda No.: 078

Complexity Level: 1

Status: Active

Respondent: Kesselbach, Garry

CEO: Timothy M Madu

1605 Crest Dr, Lake Worth Beach, FL 33461-6138

Situs Address: 1605 Crest Dr, Lake Worth, FL 33461

Case No: C-2022-09160010

PCN: 00-43-44-32-04-007-0090

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 structural addition to the north and south side of the house has been erected or installed without a valid building permit.

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

Issued: 09/16/2022

Status: CEH

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

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

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

Issued: 09/16/2022

Status: CEH

Agenda No.: 079

Complexity Level: 2

Status: Active

Respondent: TMT ABLE STORAGE LLC

CEO: Timothy M Madu

8020 Wiles Rd, Coral Springs, FL 33067

Situs Address: 5081 Lantana Rd, Lake Worth, FL 33463

Case No: C-2022-02030005

PCN: 00-42-44-35-00-000-5050

Zoned: MUPD

Violations:

1 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.

More specifically, site needs to conform to Site Plan: 1982-00053.

A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #: R-1982-0713; R-1986-0743; R-1991-1710; R-2016-1058 & R-2018-0001

Code: Unified Land Development Code - 2.A.11

Unified Land Development Code - 2.A.6.B.4

Issued: 03/24/2022

Status: CEH

cc: Tmt Able Storage Llc

Tmt Able Storage Llc

Agenda No.: 080

Complexity Level: 2

Status: Active

Respondent: TMT ABLE STORAGE LLC

CEO: Timothy M Madu

8020 WILES Rd, Coral Springs, FL 33067

Situs Address: 5080 Nash Trl, Lake Worth, FL 33463

Case No: C-2022-02090002

PCN: 00-42-44-35-00-000-5590

Zoned: MUPD

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

PCN: 00-42-44-35-00-000-5460

Zoned: MUPD

Violations:

1 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.

More specifically, site needs to conform to Site Plan: 1982-00053.

A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #: R-1982-0713; R-1986-0743; R-1991-1710; R-2016-1058 & R-2018-0001

Code: Unified Land Development Code - 2.A.11
Unified Land Development Code - 2.A.6.B.4

Issued: 03/25/2022 **Status:** CEH

cc: Tmt Able Storage Llc
Tmt Able Storage Llc

Agenda No.: 084

Complexity Level: 2

Status: Active

Respondent: TMT ABLE STORAGE LLC

CEO: Timothy M Madu

8020 wiles Rd, Coral Springs, FL 33067 United States

Situs Address: Lantana Rd, FL

Case No: C-2022-02090017

PCN: 00-42-44-35-00-000-5130

Zoned: MUPD

Violations:

1 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.

More specifically, site needs to conform to Site Plan: 1982-00053.

A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #: R-1982-0713; R-1986-0743; R-1991-1710; R-2016-1058 & R-2018-0001

Code: Unified Land Development Code - 2.A.11
Unified Land Development Code - 2.A.6.B.4

Issued: 03/25/2022 **Status:** CEH

cc: Tmt Able Storage Llc
Tmt Able Storage Llc

Agenda No.: 085

Complexity Level: 1

Status: Active

Respondent: Turnbull, Evadnie Diana

CEO: Timothy M Madu

10275 Oak Meadow Ln, Lake Worth, FL 33449-5468

Situs Address: 10275 Oak Meadow Ln, Lake Worth, FL 33449

Case No: C-2022-10310018

PCN: 00-41-44-36-04-000-0890

Zoned: PUD

Violations:

1 **Details:** Water clarity in swimming pools. Water clarity shall be maintained so that the water is clear and free from algae.

More specifically, the water in the pool is green, please service the pool water.

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

Issued: 11/02/2022 **Status:** CEH

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

More specifically, several holes on the exterior walls needs to be professionally sealed and covered.

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

Issued: 11/02/2022 **Status:** CEH

Agenda No.: 086

Complexity Level: -

Status: Active

Respondent: ALVES, WALYSSON F; ALVES, NATALI F

CEO: Nedssa Merise

4814 Arthur St, Palm Beach Gardens, FL 33418

Situs Address: 4814 Arthur St, Palm Beach Gardens, FL 33418

Case No: C-2022-08220029

PCN: 00-42-42-13-09-001-0292

Zoned: RM

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Violations:

- 5** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (wood) has been erected or installed without a valid building permit.
- Obtain required building permits for the fence (wood) or remove the fence (wood).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2022 **Status:** SIT
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, sheds/structure has been erected or installed without a valid building permit.
- Obtain required building permits for the sheds/structure or remove the sheds/structure.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/23/2022 **Status:** CLS

Agenda No.: 087 **Complexity Level:** 1 **Status:** Removed
Respondent: HAROLD DAVIDSON AS TRUSTEE, REVOCABLE TRU **CEO:** Nedssa Merise
 OF HAROLD DAVIDSON, DATED MARCH, 29, 2021
 1326 N Mangonia Dr, West Palm Beach, FL 33401-2416
Situs Address: 5885 Barbados Way W, West Palm Beach, FL 33407 **Case No.:** C-2022-11150010
PCN: 00-42-43-01-03-014-0090 **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: 11/15/2022 **Status:** CLS
- 2** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- 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 gallons, container, carjacks or any items in public view.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 11/15/2022 **Status:** CLS
- 3** **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: 11/15/2022 **Status:** CLS

Agenda No.: 088 **Complexity Level:** - **Status:** Removed
Respondent: BAUER, KRISTIN H; PITRE, KESLEE A **CEO:** Nedssa Merise
 3664 Gull Rd, Palm Beach Gardens, FL 33410-2220

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Situs Address: 3664 Gull Rd, Palm Beach Gardens, FL 33410
PCN: 00-43-41-31-04-013-0250

Case No: C-2022-09160009
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, roof/structure in the front of the property has been erected or installed without a valid building permit.
- Obtain required building permits for the roof/structure in the front of the property or remove the roof/structure in the front of the property.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/26/2022 **Status:** CLS
- 6** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, fence (wood) has been erected or installed without a valid building permit.
- Obtain required building permits for the fence (wood) or remove the fence (wood).
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/26/2022 **Status:** CLS

Agenda No.: 089

Complexity Level: -

Status: Active

Respondent: BURKE, PEARLINA; BOOTHE, YOLANDE NATALIE
5826 Cayman Cir W, West Palm Beach, FL 33407-1854

CEO: Nedssa Merise

Situs Address: 5826 Cayman Cir W, West Palm Beach, FL 33407
PCN: 00-42-43-01-05-018-0342

Case No: C-2022-08240010
Zoned: RM

Violations:

- 1** **Details:** Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.
- Remove trailer from the front setback or other area between the structure and street. Park trailer in the side or rear yard.
Code: Unified Land Development Code - 6.D.1.A.1.b
Issued: 08/24/2022 **Status:** CLS
- 2** **Details:** Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.
- Park the trailer in the side or rear yard and screen the trailer 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: 08/24/2022 **Status:** CLS
- 3** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically, inoperable food truck.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/24/2022 **Status:** SIT
- 4** **Details:** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.
- 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, all open storage items in public view.
Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/24/2022 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Violations:

7 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, Inactive Electrical change of service permit # E-2020-036872-0000 has become inactive or expired.
A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, Inactive Electrical change of service permit # E-2020-036872-0000 .

Obtain a Certificate of Completion for Inactive Electrical change of service permit # E-2020-036872-0000

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 10/13/2022 **Status:** CLS

Agenda No.: 093

Complexity Level: -

Status: Active

Respondent: RONG, KE LONG

CEO: Nedssa Merise

4683 Arthur St, Palm Beach Gardens, FL 33418-5735

Situs Address: 4683 Arthur St, Palm Beach Gardens, FL 33418

Case No: C-2022-10210011

PCN: 00-42-42-13-09-001-0122

Zoned: RM

Violations:

1 **Details:** Restriction on Obstruction of Easements: The plat shall contain a statement that no buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable PBC approvals or permits as required for such encroachment or as otherwise exempted for ZLL maintenance and overhang easements in accordance with Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement.

Remove all structures and vegetation from the drainage area behind your house

Code: Unified Land Development Code - 11.D.1.B.14

Issued: 10/25/2022 **Status:** SIT

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 in the easement has been erected or installed without a valid building permit.

Obtain required building permits for the Fence in the easement or remove the Fence in the easement.

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

Issued: 10/25/2022 **Status:** CLS

Agenda No.: 094

Complexity Level: -

Status: Removed

Respondent: VO, PHUONG M

CEO: Nedssa Merise

5888 El Zuparko Dr, Apt 2, San Jose, CA 95123-2533

Situs Address: 4699 Arthur St, Palm Beach Gardens, FL 33418

Case No: C-2022-10210007

PCN: 00-42-42-13-09-001-0132

Zoned: RM

Violations:

1 **Details:** Restriction on Obstruction of Easements: The plat shall contain a statement that no buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable PBC approvals or permits as required for such encroachment or as otherwise exempted for ZLL maintenance and overhang easements in accordance with Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement.

Remove all structures and vegetation from the drainage area behind your house

Code: Unified Land Development Code - 11.D.1.B.14

Issued: 10/24/2022 **Status:** CLS

Agenda No.: 095

Complexity Level: -

Status: Removed

Respondent: VO, PHUONG M

CEO: Nedssa Merise

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

5888 El Zuparko Dr, Apt 2, San Jose, CA 95123-2533

Situs Address: 4697 Arthur St, Palm Beach Gardens, FL 33418

Case No: C-2022-10210008

PCN: 00-42-42-13-09-001-0131

Zoned: RM

Violations:

1 **Details:** Restriction on Obstruction of Easements: The plat shall contain a statement that no buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable PBC approvals or permits as required for such encroachment or as otherwise exempted for ZLL maintenance and overhang easements in accordance with Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement.

Remove all structures and vegetation from the drainage area behind your house

Code: Unified Land Development Code - 11.D.1.B.14

Issued: 10/24/2022

Status: CLS

Agenda No.: 096

Complexity Level: 1

Status: Removed

Respondent: 3794 HOLLY DRIVE, LLC

CEO: Joanna Mirodias

8305 Bob O'Link Dr, West Palm Beach, FL 33412

Situs Address: 310 Philadelphia Dr, Jupiter, FL 33458

Case No: C-2022-08080024

PCN: 00-42-41-01-06-009-0050

Zoned: RM

Violations:

1 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit #B-2021-009199-0000 (Miscellaneous) has become inactive or expired.

A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, permit #B-2021-009199-0000 (Miscellaneous).

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

PBC Amendments to FBC 7th Edition (2020) - 111.5

Issued: 08/24/2022

Status: CLS

cc: 3794 Holly Drive, Llc

3794 Holly Drive, Llc

Agenda No.: 097

Complexity Level: -

Status: Removed

Respondent: Brown, William M; Brown, Janice L

CEO: Joanna Mirodias

17328 Sapp Pl, Jupiter, FL 33458-8905

Situs Address: 17328 Sapp Pl, Jupiter, FL 33458

Case No: C-2022-08300035

PCN: 00-42-41-03-09-000-0270

Zoned: RH

Violations:

4 **Details:** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.

Code: Unified Land Development Code - 4.B.1.E.10.k

Issued: 09/06/2022

Status: CLS

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

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

Issued: 09/06/2022

Status: CLS

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

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

Issued: 09/06/2022

Status: CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e)
Issued: 08/19/2022 **Status:** CLS

cc: Rionda, Cristina M
Rionda, Enrique R

Agenda No.: 100 **Complexity Level:** - **Status:** Active
Respondent: GARDENWAY CONDOMINIUM A, B, C, D AND E **CEO:** Elizabeth A Gonzalez
MAINTENANCE ASSOCIATION, INC.
4440 PGA Blvd, Ste 308, Palm Beach Gardens, FL 33410
Situs Address: 12030 Alternate A1A, Bldg A, Palm Beach Gardens, FL **Case No:** C-2022-10130023
PCN: **Zoned:**

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, electrical work (replacement of the Electrical Disconnects) for buildings A through E has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/26/2022 **Status:** CEH
- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, the fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/26/2022 **Status:** CEH
- 3 **Details:** A swimming pool shall have a pool barrier that meets the requirements of the Florida Building Code pool barrier requirements in effect at the time of construction of the pool, or, if constructed before such requirements went into effect, shall have a barrier that meets all of the following minimum requirements:
 - 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 or window that opens to provide direct access from the home to the swimming pool.
 - d. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail person who may have managed to penetrate the barrier from immediately falling into the water. Sufficiently away from the water's edge shall mean no less than twenty (20) inches from the barrier to the water's edge.**Code:** Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 10/26/2022 **Status:** CEH

cc: Gardenway Condominium A, B, C, D And E Maintenance Association, Inc.
Gardenway Condominium A, B, C, D And E Maintenance Association, Inc.

Agenda No.: 101 **Complexity Level:** - **Status:** Removed
Respondent: Helper, Scott P; Helper, Stephanie M **CEO:** Joanna Mirodias
50 Parchment Dr, New Hope, PA 18938-1039
Situs Address: 5742 Shirley Dr, Jupiter, FL 33458 **Case No:** C-2022-10260019
PCN: 00-42-40-35-01-001-0410 **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 vinyl and aluminum fence/gates have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/02/2022 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

3	<p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/18/2022 Status: CEH</p> <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. Specifically, the garage has been enclosed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/18/2022 Status: CEH</p>
4	<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. Specifically, an accessory structure has been erected or installed on the south-west side of house without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/18/2022 Status: CEH</p>
5	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a roof structure has been erected or installed on the back of the house without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/18/2022 Status: CEH</p>
7	<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. Specifically, a wood fence has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 08/18/2022 Status: CEH</p>

cc: Goldrich, Donald S

Agenda No.: 109	Complexity Level: 2	Status: Active
Respondent: Egan, Michael 5455 Palm Ridge Blvd, Delray Beach, FL 33484-1116		CEO: Steve R Newell
Situs Address: 5455 Palm Ridge Blvd, Delray Beach, FL 33484		Case No: C-2022-10200037
PCN: 00-42-46-11-04-000-1390		Zoned: AR

Violations:	<p>2 Details: The final inspection shall be made after all work required by the building permit is completed. Specifically, B2021-036665-0000 (Window and Door replacement). Code: PBC Amendments to FBC 7th Edition (2020) - 110.3.10 Issued: 10/26/2022 Status: CEH</p> <p>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 7th Edition (2020) - 105.1 Issued: 10/26/2022 Status: CEH</p>
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cc: Building Division

Agenda No.: 110	Complexity Level: -	Status: Removed
Respondent: Strang, Jeffrey; Ruvelson, Nancy D 8208 Majestic Mountain Dr, Boynton Beach, FL 33473-400		CEO: Steve R Newell
Situs Address: 8208 Majestic Mountain Dr, Boynton Beach, FL 33473		Case No: C-2022-11140018
PCN: 00-42-46-05-16-000-5580		Zoned: AGR-PUD

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Violations: 1 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. Specifically, an unlicensed vehicle.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 12/13/2022 **Status:** CLS

Agenda No.: 111 **Complexity Level:** 1 **Status:** Removed
Respondent: FOREST HILLS RE INVESTMENTS LLLP **CEO:** Paul Pickett
531 N Ocean Blvd, Apt 201, Pompano Beach, FL 33062-46
Situs Address: 2549 Forest Hill Blvd, West Palm Beach, FL 33406 **Case No:** C-2022-09160004
PCN: 00-43-44-08-17-000-0070 **Zoned:** CG

Violations: 1 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically but not limited to, BTR and license for the unit allow facials only. Multiple employees offering a wide range of spa / message / shower message / and more is prohibited. Proper approvals, license, and BTR (Business Tax Receipt) shall be accurate and current to the services offered. All services outside of the licensed facials shall cease immediately.
Code: Unified Land Development Code - 4.A.7.C
Issued: 09/22/2022 **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, EXTENSIVE INTERIOR ALTERATIONS / MODIFICATIONS has been erected or installed without a valid building permit. More specifically, but not limited to, ALL TRADES shall reflect permits to show alterations made to the interior of the unit. Structural, electrical, plumbing and mechanical shall have a licensed contractor submit for the required permits.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/22/2022 **Status:** CLS

3 **Details:** Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays. More specifically, More specifically, but not limited to, ALL TRADES shall reflect permits to show alterations made to the interior of the unit. Structural, electrical, plumbing and mechanical shall have a licensed contractor submit for the required permits.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 09/22/2022 **Status:** CLS

cc: Forest Hills Re Investments Lllp

Agenda No.: 112 **Complexity Level:** - **Status:** Removed
Respondent: FOREST HILLS RE INVESTMENTS LLLP **CEO:** Paul Pickett
531 N Ocean Blvd, Apt 201, Pompano Beach, FL 33062-46
Situs Address: 2549 Forest Hill Blvd, West Palm Beach, FL 33406 **Case No:** C-2022-09220010
PCN: 00-43-44-08-17-000-0070 **Zoned:** CG

Violations: 1 **Details:** FL NFPA 1 2018
Chapter 13 Fire Protection
Systems
13.3.3.3 - Replace Ceiling Tiles
Inspector Comments: REPLACE CEILING TILES FOR A CONTINUES FLAT SURFACE

Upon compliance, Please contact:
Chris Finkley, Existing Inspections
Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, Fl. 33415
cfinkley@pbcgov.org

(561)- 616-7035 Off.
(561)-723-4047 Cell
(561)-616-7082 Fax

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

- Code:** National Fire Protection Association 1 2018 - 13.3.3.3 - Replace Ceiling Tiles
Issued: 09/22/2022 **Status:** CLS
- 2** **Details:** FL NFPA 1 2018
Chapter 4 General
Requirements
4.5.8.1 - Continuously Maintained - Device, Equipment, System
Inspector Comments: REMOVE 6-WAY ADAPTORS EXPANDING THE OUTLET
PROHIBIT SLEEPING ON PROPERTY
PROVIDE COOKING EXTINGUISHING SYSTEMS AND HOOD EXHAUST SYSTEMS FOR
ANY COOKING ON PROPERTY OR
REMOVE
REPAIR "EMERGENCY LIGHT" IN CORRIDOR
PROVIDE NFPA 701 RATING FOR HANGING FABRICS OR REMOVE.
- Upon compliance, Please contact:
Chris Finkley, Existing Inspections
Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, Fl. 33415
cfinkley@pbcgov.org
- (561)- 616-7035 Off.
(561)-723-4047 Cell
(561)-616-7082 Fax
- Code:** National Fire Protection Association 1 2018 - 4.5.8.1 - Device
Issued: 09/22/2022 **Status:** CLS
- 3** **Details:** FL NFPA 1 2018
Chapter 13 Fire Protection
Systems
13.6.4.3.4.1 - Extinguishers shall have a Current Tag/Label
Inspector Comments: RECHARGE FIRE EXTINGUISHER AT REAR DOOR
- Upon compliance, Please contact:
Chris Finkley, Existing Inspections
Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, Fl. 33415
cfinkley@pbcgov.org
- (561)- 616-7035 Off.
(561)-723-4047 Cell
(561)-616-7082 Fax
- Code:**
Issued: 09/22/2022 **Status:** CLS
- 4** **Details:** FL NFPA 1 2018
Chapter 1 Administration 1.12.6.3 - Permit Required
Inspector Comments: PROVIDE PERMITS FOR "ALL" INTERIOR RENOVATIONS OR
REMOVE
- Upon compliance, Please contact:
Chris Finkley, Existing Inspections
Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, Fl. 33415
cfinkley@pbcgov.org
- (561)- 616-7035 Off.
(561)-723-4047 Cell
(561)-616-7082 Fax
- Code:** National Fire Protection Association 1 2018 - 1.12.6.3 - Permit Required
Issued: 09/22/2022 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

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, an accessory structure (modular office) has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/27/2022 **Status:** CEH

cc: Code Enforcement

Agenda No.: 116 **Complexity Level:** 2 **Status:** Removed
Respondent: Capozio, Damon Barry **CEO:** Debbie N Plaud
 5455 Canal Dr, Lake Worth, FL 33463-8017
Situs Address: 5455 Canal Dr, Lake Worth, FL 33463 **Case No:** C-2022-09190006
PCN: 00-42-45-11-01-000-0320 **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 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, Contractors Storage Yard.
Code: Unified Land Development Code - 4.A.7.C.6
Issued: 10/06/2022 **Status:** RES

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

Code: Unified Land Development Code - 6.A.1.B.2.a
Issued: 10/06/2022 **Status:** RES

cc: Code Enforcement

Agenda No.: 117 **Complexity Level:** - **Status:** Removed
Respondent: COUNTRY COVE ESTATES ASSOCIATION, INC **CEO:** Debbie N Plaud
 301 Yamato Rd, Ste 2199, Boca Raton, FL 33431
Situs Address: 9265 Pineville Dr, Lake Worth, FL 33467 **Case No:** C-2022-05240041
PCN: 00-42-44-42-03-003-0000 **Zoned:** PUD

Violations:

1 **Details:** The Site Plan shall be the controlling plan for Conditional Uses or PDDs listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the proposed application shall be consistent with the Site Plan. All plats shall be consistent with the Site Plan. In cases of conflict between plans, the most recently approved BCC Preliminary Plan(s) for those DOs that have no Final Plan(s) shall prevail.

A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #1995-657 Condition D1 and Petition #1995-00118.

More specifically,

The lease area has been expanded without Zoning approval.

The required 40ft. landscape buffer on the west, south and east side of lease area was never implemented.

Missing required landscaping on the interior of the lease area.
Code: Unified Land Development Code - 2.A.11
 Unified Land Development Code - 2.A.6.B.4
Issued: 05/27/2022 **Status:** RES

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/30/2022 **Status:** SIT

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.

The six foot wood fence on the property is unpermitted and not a valid pool barrier.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 09/30/2022 **Status:** SIT

cc: Code Enforcement

Agenda No.: 127 **Complexity Level:** - **Status:** Active
Respondent: Isma Mootoo of the MOOTOO FAMILY 2016 REVOCABI LIVING TRUST dated Sept 20th, 2016
 9883 Majorca Pl, Boca Raton, FL 33434-3713 **CEO:** Patrick L Prentice
Situs Address: 8835 SW 6th St, Boca Raton, FL 33433 **Case No.:** C-2022-08050029
PCN: 00-42-47-29-03-031-0250 **Zoned:** RM

Violations:

1 Details: Uncultivated vegetation when greater than 7 inches in height when located on developed residential or developed non-residential lots shall be considered a nuisance.
Code: Palm Beach County Property Maintenance Code - Section 14-62 (3) (a) and (b)
Issued: 08/16/2022 **Status:** CEH

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, the driveway has been altered from an asphalt driveway to a concrete driveway with additions on either side and concrete walkways to the front door and the east side of the house without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/16/2022 **Status:** CEH

cc: Mootoo Family 2016 Revocable Living Trust Dated Sept 20th, 2016

Agenda No.: 128 **Complexity Level:** - **Status:** Postponed
Respondent: Seglin, Stewart; Seglin, Judith **CEO:** Patrick L Prentice
 9686 SW 2nd St, Boca Raton, FL 33428-4352
Situs Address: 9686 SW 2nd St, Boca Raton, FL 33428 **Case No.:** C-2022-07150028
PCN: 00-42-47-30-08-018-0050 **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, a circular driveway addition has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 07/15/2022 **Status:** CEH

Agenda No.: 129 **Complexity Level:** - **Status:** Postponed
Respondent: The Pines of Boca Barwood II Condominium Association, INC. **CEO:** Patrick L Prentice
 800 E Broward Blvd, Ste 710, Fort Lauderdale, FL 33301

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Situs Address: 23255 Carolwood Ln, Boca Raton, FL

Case No: C-2022-09070015

PCN:

Zoned:

Violations:

- | | |
|----------|--|
| 1 | <p>Details: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance. Specifically, the gutters and flashing are damaged not draining water properly.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-33 (g)
 Issued: 09/22/2022 Status: CEH</p> |
| 2 | <p>Details: Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a nuisance. Specifically, rain water is not properly being funneled through the building's gutters and is leaking into the units inside of the building.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (f)
 Issued: 09/22/2022 Status: CEH</p> |

cc: The Pines Of Boca Barwood Ii Condominium Association, Inc.

Agenda No.: 130

Complexity Level: -

Status: Removed

Respondent: 8645 N MILITARY TRAIL LLC

CEO: Ronald Ramos

3825 Pga Blvd, Ste 1003, Palm Bch Gdns, FL 33410-2991

Situs Address: 8645 N Military Trl, Palm Beach Gardens, FL 33410

Case No: C-2022-09270014

PCN: 00-42-42-24-18-000-0000

Zoned: MUPD

Violations:

- | | |
|----------|---|
| 1 | <p>Details: A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #R-2002-1969 and Petition #PDD2001-043. More specifically, Conditions of Approval D.5 & 6: The proposed landscaping for the island at the access point to Square Lake Drive from Military Trail shall be designed and constructed to be consistent with the approved landscape plan pursuant to Condition D.5. Palm Beach County shall be financially responsible for the supply and installation of plant materials and irrigation in this island. The petitioner shall install the required plant materials and irrigation system, and all maintenance requirements of this island shall be the perpetual obligation of the petitioner/property owner. Maintenance shall include, but not be limited to, watering, pruning and fertilizing.</p> <p>Code: Unified Land Development Code - 2.A.1.P
 Issued: 10/17/2022 Status: CLS</p> |
| 2 | <p>Details: The site plan shall be the controlling plan for conditional uses, requested uses or PDDs listed below. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project shall be consistent with the site plan. All plats shall be consistent with the site plan. In cases of conflict between plans, the most recently approved BCC plan or DRO final site plan, as applicable, shall prevail.</p> <p>Code: Unified Land Development Code - 2.A.1.G.3.e
 Issued: 10/17/2022 Status: CLS</p> |
| 3 | <p>Details: Required or preserved vegetation that becomes damaged, diseased, removed or is dead shall be immediately replaced with plant material to comply with the approved standards and height requirements of this Article or conditions of approval, whichever is greater.</p> <p>Code: Unified Land Development Code - 7.E.8
 Issued: 10/17/2022 Status: CLS</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.</p> <p>More specifically, permit # (E-2010-014137-0000 >ELECTRICAL L/E COMMERCIAL) and has become inactive or expired. Permit #(E-2010-014137-0000 >ELECTRICAL L/E COMMERCIAL)has expired. Obtain a new permit or re-activate permit #(E-2010-014137-0000 >ELECTRICAL L/E COMMERCIAL).</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
 Issued: 10/17/2022 Status: CLS</p> |

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

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

>>>More specifically, permit # (B-2010-007685-0000 - INTERIOR IMPROVEMENT) has become inactive or expired. Permit # (B-2010-007685-0000 - INTERIOR IMPROVEMENT) has expired. Obtain a new permit or re-activate permit # (B-2010-007685-0000 - INTERIOR IMPROVEMENT)

Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 10/17/2022 **Status:** CLS

Agenda No.: 131 **Complexity Level:** - **Status:** Removed
Respondent: JUNO RIDGE LLC **CEO:** Ronald Ramos

2678 Richard Rd, Lake Park, FL 33403-1428

Situs Address: 1947 Holman Dr, North Palm Beach, FL 33408 **Case No:** C-2022-08020012

PCN: 00-43-42-04-00-000-3861 **Zoned:** RH

Violations:

- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
- >>>More specifically, ELECTRICAL - WIRING AND SERVICE (MAIN RESIDENCE,BOTH APARTMENTS,WASHER,DRYER, STORAGE ROOM AND WATER HEATER) has been erected or installed without a valid building permit. Obtain required building permits for the ELECTRICAL - WIRING AND SERVICE (MAIN RESIDENCE,BOTH APARTMENTS,WASHER,DRYER, STORAGE ROOM AND WATER HEATER) or remove the ELECTRICAL - WIRING AND SERVICE (MAIN RESIDENCE,BOTH APARTMENTS,WASHER,DRYER, STORAGE ROOM AND WATER HEATER) .
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2022 **Status:** SIT
- 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, PLUMBING (MAIN RESIDENCE,BOTH APARTMENTS,WASHER,DRYER AND WATER HEATER) has been erected or installed without a valid building permit. Obtain required building permits for the (MAIN RESIDENCE,BOTH APARTMENTS,WASHER,DRYER AND WATER HEATER) or remove the (MAIN RESIDENCE,BOTH APARTMENTS,WASHER,DRYER AND WATER HEATER).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2022 **Status:** SIT
- 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, GAS (PORTABLE PROPANE TANK ON EXTERIOR OF STRUCTURE VIA HOSE CONNECTED THROUGH THE WALL) has been erected or installed without a valid building permit. Obtain required building permits for the GAS (PORTABLE PROPANE TANK ON EXTERIOR OF STRUCTURE VIA HOSE CONNECTED THROUGH THE WALL) or remove the GAS (PORTABLE PROPANE TANK ON EXTERIOR OF STRUCTURE VIA HOSE CONNECTED THROUGH THE WALL).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2022 **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, 2 CENTRAL A/C UNITS have been erected or installed without a valid building permit. Obtain required building permits for the 2 CENTRAL A/C UNITS or remove the 2 CENTRAL A/C UNITS.

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2022 **Status:** SIT

- 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, exterior SURVEILLANCE CAMERAS has been erected or installed without a valid building permit. Obtain required building permits for the exterior SURVEILLANCE CAMERAS or remove the exterior SURVEILLANCE CAMERAS .

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2022 **Status:** CLS

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

>>>>More specifically, the CARPORT AND PORCH HAVE BEEN RENOVATED/CONVERTED INTO 2 EXCLUSIVE APARTMENTS without a valid building permit. Obtain required building permits for the CARPORT AND PORCH THAT HAVE BEEN RENOVATED/CONVERTED INTO 2 EXCLUSIVE APARTMENTS or remove the CARPORT AND PORCH THAT HAVE BEEN RENOVATED/CONVERTED INTO 2 EXCLUSIVE APARTMENTS.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2022 **Status:** CLS

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

>>>>More specifically, a 6' WOOD FENCE (PORTIONS OF THE EAST SIDE AND WEST SIDE OF THE BACKYARD) have been erected or installed without a valid building permit. Obtain required building permits for the 6' WOOD FENCE (PORTIONS OF THE EAST SIDE AND WEST SIDE OF THE BACKYARD) or remove the 6' WOOD FENCE (PORTIONS OF THE EAST SIDE AND WEST SIDE OF THE BACKYARD).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2022 **Status:** CLS

- 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, an ATTACHED ADDITION TO THE SFD (LOCATED IN THE N/W QUADRANT) has been erected or installed without a valid building permit. Obtain required building permits for the ATTACHED ADDITION TO THE SFD (LOCATED IN THE N/W QUADRANT) or remove the ATTACHED ADDITION TO THE SFD (LOCATED IN THE N/W QUADRANT).

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/09/2022 **Status:** SIT

- 9 **Details:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

>>>>More specifically, THE SIDING AND SOFFIT ARE IN DISREPAIR. Maintain exterior of structure in good repair, structurally sound and sanitary.

Code: Palm Beach County Property Maintenance Code - Section 14-33 (a)
Issued: 08/09/2022 **Status:** SIT

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

>>>>More specifically, PROHIBITED OPEN STORAGE EXIST THROUGHOUT THE YARD. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.

Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 08/09/2022 **Status:** SIT

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

	Issued: 11/17/2022		Status: CEH
2	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, new windows and doors have been erected or installed without a valid building permit.		
	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1		
	Issued: 11/17/2022		Status: CLS
3	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.		
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)		
	Issued: 11/17/2022		Status: CLS

Agenda No.: 140	Complexity Level: 1	Status: Active																								
Respondent: Aleman Pons, Raul R; Pompa Munos, Regla C 1958 Sherwood Forest Blvd, West Palm Beach, FL 33415-6340		CEO: David T Snell																								
Situs Address: 1958 Sherwood Forest Blvd, West Palm Beach, FL 33415	Case No.: C-2022-10310008																									
PCN: 00-42-44-11-06-025-0130	Zoned: RM																									
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">2</td> <td colspan="2">Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.</td> </tr> <tr> <td></td> <td colspan="2">Specifically: The premises is utilized to park a vehicle on the "Unimproved" surface in the Urban Suburban Tier</td> </tr> <tr> <td></td> <td colspan="2">Code: Unified Land Development Code - 6.D.1.A.4.a.2.b</td> </tr> <tr> <td></td> <td>Issued: 11/02/2022</td> <td>Status: CEH</td> </tr> <tr> <td style="text-align: center;">3</td> <td colspan="2">Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</td> </tr> <tr> <td></td> <td colspan="2">Specifically: A 6ft privacy fence has been erected or installed without a valid building permit.</td> </tr> <tr> <td></td> <td colspan="2">Code: PBC Amendments to FBC 7th Edition (2020) - 105.1</td> </tr> <tr> <td></td> <td>Issued: 11/02/2022</td> <td>Status: CEH</td> </tr> </table>		2	Details: Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.			Specifically: The premises is utilized to park a vehicle on the "Unimproved" surface in the Urban Suburban Tier			Code: Unified Land Development Code - 6.D.1.A.4.a.2.b			Issued: 11/02/2022	Status: CEH	3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.			Specifically: A 6ft privacy fence has been erected or installed without a valid building permit.			Code: PBC Amendments to FBC 7th Edition (2020) - 105.1			Issued: 11/02/2022	Status: CEH
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	Code: Unified Land Development Code - 6.D.1.A.4.a.2.b																									
	Issued: 11/02/2022	Status: CEH																								
3	Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.																									
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	Code: PBC Amendments to FBC 7th Edition (2020) - 105.1																									
	Issued: 11/02/2022	Status: CEH																								
cc: Code Enforcement																										

Agenda No.: 141	Complexity Level: 1	Status: Active												
Respondent: DF COASTAL WOOD CONTRACTORS CORP 1215 Canyon Way, Wellington, FL 33414		CEO: David T Snell												
Situs Address: 463 Pine Way Trl, 1, West Palm Beach, FL 33406	Case No.: C-2022-11210014													
PCN: 00-42-44-01-10-000-0321	Zoned: RM													
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">2</td> <td colspan="2">Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</td> </tr> <tr> <td></td> <td colspan="2">Specifically: The premises is utilized to store an inoperative vehicle in the front setback which is a violation of this Section.</td> </tr> <tr> <td></td> <td colspan="2">Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)</td> </tr> <tr> <td></td> <td>Issued: 11/29/2022</td> <td>Status: CEH</td> </tr> </table>		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.			Specifically: The premises is utilized to store an inoperative vehicle in the front setback which is a violation of this Section.			Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)			Issued: 11/29/2022	Status: CEH
2	Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.													
	Specifically: The premises is utilized to store an inoperative vehicle in the front setback which is a violation of this Section.													
	Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)													
	Issued: 11/29/2022	Status: CEH												
cc: Df Coastal Wood Contractors Corp														

Agenda No.: 142	Complexity Level: 1	Status: Active
Respondent: Marino, Jaddiel G J; Perez, Martha V M 299 Foresta Ter, West Palm Beach, FL 33415-2661		CEO: David T Snell
Situs Address: 299 Foresta Ter, West Palm Beach, FL 33415	Case No.: C-2022-11010012	
PCN: 00-42-44-02-21-001-0410	Zoned: RH	

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 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, an accessory structure to the north side of the back yard, has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/11/2022 **Status:** CLS
- 2 **Details:** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. More specifically, the front wood area of the house needs paint.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (b)
Issued: 10/11/2022 **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, white vinyl fencing has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/11/2022 **Status:** SIT

Agenda No.: 149

Complexity Level: 1

Status: Removed

Respondent: Arce, Ismael

CEO: Christina G Stodd

6083 Eden Rd, West Palm Beach, FL 33417-5544

Situs Address: 6083 Eden Rd, West Palm Beach, FL 33417

Case No: C-2022-11170011

PCN: 00-42-43-27-01-003-0100

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 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: 11/23/2022 **Status:** CLS
- 2 **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: 11/23/2022 **Status:** CLS

Agenda No.: 150

Complexity Level: -

Status: Removed

Respondent: Bloomfield, Burchell H

CEO: Christina G Stodd

4535 Wadita Ka Way, West Palm Beach, FL 33417-8014

Situs Address: 4535 Wadita Ka Way, West Palm Beach, FL 33417

Case No: C-2022-10280010

PCN: 00-42-43-12-00-000-3100

Zoned: RS

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/04/2022 **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, front door has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 11/04/2022 **Status:** CLS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Violations:

- 1 **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: 10/26/2022 **Status:** CEH

- 2 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, 6 ft privacy fence in the backyard, has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/26/2022 **Status:** CEH

Agenda No.: 154 **Complexity Level:** - **Status:** Removed
Respondent: Metellus, Myrlande D; Metellus, Mario **CEO:** Christina G Stodd
 5908 Caribbean Blvd, West Palm Beach, FL 33407-1804
Situs Address: 5115 Norma Elaine Rd, West Palm Beach, FL 33417 **Case No:** C-2022-10260004
PCN: 00-42-43-26-03-000-0110 **Zoned:**

Violations:

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

Code: Palm Beach County Property Maintenance Code - Section 14-32 (c) (1) Table 14-32 (c)
Issued: 10/31/2022 **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, a roofed structure has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/31/2022 **Status:** CLS

cc: Metellus, Mario And Myrlande D

Agenda No.: 155 **Complexity Level:** - **Status:** Active
Respondent: Mosley, Mitchell A **CEO:** Christina G Stodd
 5310 Elaine Cir, West Palm Beach, FL 33417-4710
Situs Address: 5083 Mobilair Dr, West Palm Beach, FL 33417 **Case No:** C-2022-09190016
PCN: 00-42-43-26-12-000-0060 **Zoned:** RH

Violations:

- 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a 6 foot wood privacy fence, has been erected or installed without a valid building permit.

Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/27/2022 **Status:** SIT

- 2 **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2004-008300-0000 for Mobile Home Replacement has become inactive or expired.

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 09/27/2022 **Status:** SIT
- 3** **Details:** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. More specifically, B-2004-008300-0000 for Mobile Home Replacement is inactive.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.1
Issued: 09/27/2022 **Status:** SIT
- 4** **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 # E-2004-008300-0001 Mobile Home Trade Permits (electric), has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 09/27/2022 **Status:** SIT
- 5** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, E-2004-008300-0001 Mobile Home Trade Permits (electric).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 09/27/2022 **Status:** SIT
- 6** **Details:** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # P-2004-008300-0002 Mobile Home Trade Permits, (plumbing), has become inactive or expired.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 09/27/2022 **Status:** SIT
- 7** **Details:** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, # P-2004-008300-0002 Mobile Home Trade Permits, (plumbing).
- Code:** PBC Amendments to FBC 7th Edition (2020) - 111.5
Issued: 09/27/2022 **Status:** SIT
- 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, wood boards on front window facing south, has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/27/2022 **Status:** SIT
- 9** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, front deck with stairway has been erected or installed without a valid building permit.
- Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 09/27/2022 **Status:** SIT

cc: Mosley, Mitchell A

Agenda No.: 156	Complexity Level: 1	Status: Active
Respondent: Acosta, Jimmy Roberto; Wilging, Holly A 5957 Triphammer Rd, Lake Worth, FL 33463-1528		CEO: RI Thomas
Situs Address: 5957 Triphammer Rd, Lake Worth, FL 33463		Case No.: C-2022-05240019
PCN: 00-42-44-34-36-000-3650		Zoned: RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 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, driveway pavers has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 05/24/2022 **Status:** CEH

Agenda No.: 157 **Complexity Level:** 1 **Status:** Active
Respondent: SFR XII NM MIAMI OWNER 1 LP **CEO:** RI Thomas
1209 ORANGE St, WILMINGTON, DE 19801
Situs Address: 6182 Wauconda Way W, Lake Worth, FL 33463 **Case No:** C-2022-10170028
PCN: 00-42-44-34-13-000-1030 **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, a fence has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 10/19/2022 **Status:** CEH

Agenda No.: 158 **Complexity Level:** 1 **Status:** Removed
Respondent: Alfonso, Roberto **CEO:** Charles Zahn
5377 Bonky Ct, West Palm Beach, FL 33415-9106
Situs Address: 722 Lynnwood Dr, Lake Worth, FL 33461 **Case No:** C-2022-08300019
PCN: 00-43-44-20-01-052-0020 **Zoned:** RH

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: 08/30/2022 **Status:** CLS

5 **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 08/30/2022 **Status:** CLS

6 **Details:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Every habitable space shall have at least one (1) openable window that can be easily opened. The total openable area of the window in every room shall be equal to at least forty-five (45) percent of the minimum glazed area required in subsection 14-42(a). More specifically windows are closed up and will not operate as intended.
Code: Palm Beach County Property Maintenance Code - Section 14-33 (m) (2)
Palm Beach County Property Maintenance Code - Section 14-43 (a)
Issued: 08/30/2022 **Status:** CLS

7 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier. Specifically, parking in the yard area on the grass is prohibited by code.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 08/30/2022 **Status:** CLS

Agenda No.: 159 **Complexity Level:** 1 **Status:** Active
Respondent: Holtzclaw, Steven T; Holtzclaw, Bonnie **CEO:** Charles Zahn
7949 Oakmont Dr, Lake Worth, FL 33467-1217
Situs Address: 7949 Oakmont Dr, Lake Worth, FL 33467 **Case No:** C-2022-04280001
PCN: 00-42-44-20-01-000-0230 **Zoned:** RS

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

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, shed has been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 04/28/2022 **Status:** CEH

Agenda No.: 160 **Complexity Level:** 1 **Status:** Removed
Respondent: Khan, Nasrin M **CEO:** Charles Zahn
5084 Bright Galaxy Ln, Lake Worth, FL 33463-5941
Situs Address: 3277 Pinehurst Dr, Lake Worth, FL 33467 **Case No:** C-2022-09210020
PCN: 00-42-44-21-01-000-2370 **Zoned:** RS

Violations: 1 **Details:** Vehicles shall only be parked on an improved surface in the Urban Suburban Tier.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.b
Issued: 10/03/2022 **Status:** CLS

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 # M-2019-033821-0000 has become inactive or expired.
Code: PBC Amendments to FBC 7th Edition (2020) - 105.4.1
Issued: 10/03/2022 **Status:** CLS

Agenda No.: 161 **Complexity Level:** 1 **Status:** Active
Respondent: LPF PROPERTIES,LLC **CEO:** Charles Zahn
4156 SW Moore St, Palm City, FL 34990
Situs Address: 7758 Pioneer Rd, West Palm Beach, FL 33413 **Case No:** C-2022-11140004
PCN: 00-42-43-27-05-012-0231 **Zoned:** AR

Violations: 1 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, operation of Landscape Service from the parcel without approval from the Board of County Commissioners is prohibited. 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, no approval found on file in zoning for the approval of the Landscape Services.
Code: Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.A.7.C.4
Issued: 11/17/2022 **Status:** CEH

cc: Commissioners

Agenda No.: 162 **Complexity Level:** 1 **Status:** Active
Respondent: DONALD W. ZIMMERMAN, SR AND JOHANNA M. **CEO:** Charles Zahn
ZIMMERMAN REVOCABLE TRUST AGREEMENT
DATED MARCH 11, 2008
8291 SW Bent Oak Ct, Stuart, FL 34997-7084
Situs Address: 1500 S Military Trl, West Palm Beach, FL 33415 **Case No:** C-2022-08230019
PCN: 00-42-44-12-01-000-0050 **Zoned:** UI

Violations: 1 **Details:** Each Use Matrix identifies all zoning districts, uses, and approval process, except as indicated otherwise. The Use Matrix indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO. A number in the column under the "Supplementary Use Standard" of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to each use. More Specifically, Operation of repair and maintenance, light requires zoning approval.
Code: Unified Land Development Code - 4.A.7.C
Unified Land Development Code - 4.B.2.A
Issued: 08/25/2022 **Status:** CEH

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

PCN: 00-43-42-04-00-000-4240

Zoned: RH

Violations:

- | | |
|----------|---|
| 1 | <p>Details: Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.</p> <p style="margin-left: 40px;">>>>More specifically, THE SEWER LINE IS CLOGGED / BACKED-UP (COMING FROM LOT # 22A). Clear the sewer line.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (2)
Issued: 12/16/2022 Status: CLS</p> |
| 2 | <p>Details: Every occupied building and work area shall be provided with an electrical system in compliance with the requirements of this section.</p> <p style="margin-left: 40px;">>>>More specifically, THE ROMEX INSTALLED IN A LIVE TEMPORARY SERVICE AND BURIED UNGROUND AT THE OTHER END, LEADING TO THE ABOVE GROUND SEPTIC TANK, IS NOT PROPERLY SLEEVED. > SLEEVE THE ROMEX IN CONDUIT, FOR IT'S ENTIRE LENGTH.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-46 (c) (1)
Issued: 12/16/2022 Status: CEH</p> |
| 3 | <p>Details: >Recreational vehicles, boats, sports vehicles and/or trailers are not to be parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period.</p> <p style="margin-left: 40px;">>Recreational vehicles, boats, sports vehicles and trailers shall be located in the side or rear yard and screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p style="margin-left: 40px;">>More specifically, BOATS ARE IMPROPERLY PARKED AND ARE NOT BEHIND OPAQUE SCREENING. Park the boats in the side or rear yard and screen the boats from surrounding properties and streets with an opaque wall, fence or hedge a minimum of six feet in height.</p> <p>Code: Unified Land Development Code - 6.D.1.A.1.b
Unified Land Development Code - 6.D.1.A.1.c
Issued: 12/16/2022 Status: CEH</p> |
| 4 | <p>Details: It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items.</p> <p style="margin-left: 40px;">>>>More specifically, AN INOPERATIVE VEHICLE IS PRESENT ON THE SITUS. Remove all open/outdoor storage of inoperable vehicles, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items on the property.</p> <p>Code: Palm Beach County Property Maintenance Code - Section 14-35 (a)
Issued: 12/16/2022 Status: CEH</p> |

cc: Mhp Palm Beach Gardens, Llc

Agenda No.: 171

Complexity Level: 3

Status: Postponed

Respondent: Zimmerman, Nicole F; Zimmerman, Kip S
11861 Sunchase Ct, Boca Raton, FL 33498-6815

CEO: Steve R Newell

Situs Address: 11861 Sunchase Ct, Boca Raton, FL 33498

Case No: C-2022-07210004

PCN: 00-41-47-14-07-000-3920

Zoned: RE

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. Specifically, the swimming pool barrier has been altered without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/11/2022 Status: CEH</p> |
| 2 | <p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Specifically, a wood fence/gate has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1
Issued: 08/11/2022 Status: CEH</p> |

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

Violations:

1 **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

The mesh fence around the pool has not been permitted as a pool barrier and there are gaps and holes in the fence.

Code: Palm Beach County Property Maintenance Code - Section 14-32 (e) (2)
Issued: 02/23/2023 **Status:** CEH

cc: Collins, Bryan

Agenda No.: 175 **Complexity Level:** - **Status:** Active
Respondent: Gallego, Enrique **CEO:** Omar J Sheppard
5589 Mango Rd, West Palm Beach, FL 33413-1849

Situs Address: 5589 Mango Rd, West Palm Beach, FL 33413 **Case No:** C-2021-11120007
PCN: 00-42-43-35-10-009-0120

RE: Request to rescind Special Magistrate Order dated June 1, 2021 due to owner's son has the same name and represented himself as owner by signing Agreed Order. Owner is legally incapacitated with an appointed guardian. Court orders attached. Property has been recited.

Agenda No.: 176 **Complexity Level:** - **Status:** Active
Respondent: Nies, John G **CEO:** Brian Burdett
15288 76th Rd N, Loxahatchee, FL 33470-4444

Situs Address: 15288 76th Rd N, Loxahatchee, FL 33470 **Case No:** C-2020-03100050
PCN: 00-41-42-30-00-000-2030

RE: Request to rescind Special Magistrate Order dated December 02, 2020 due to Special Magistrate order not posted at courthouse. Close the case, the property is now in compliance.

Agenda No.: 177 **Complexity Level:** 1 **Status:** Active
Respondent: Williams, Fayreatha S **CEO:** John Gannotti
4450 Camrose Ln, West Palm Beach, FL 33417-8222

Situs Address: 4450 Camrose Ln, West Palm Beach, FL 33417 **Case No:** C-2019-07020029
PCN: 00-42-43-12-16-000-0100

RE: Request to rescind Special Magistrate Order dated March 05, 2020 due to respondent was deceased prior to Code Enforcement action.

Agenda No.: 178 **Complexity Level:** - **Status:** Postponed
Respondent: ROADARMEL, Robert C Jr; ROADARMEL, Kathleen N **CEO:** Ozmer M Kosal
13967 159th St N, Jupiter, FL 33478-8591

Situs Address: 13967 159th St N, Jupiter, FL 33478 **Case No:** C-2020-12020004
PCN: 00-41-41-16-00-000-3000

RE: Case added to May CEH to Request to rescind SMO dated Feb 7, 2022 due to error in citing respondent and close the case.

cc: Building Division

Agenda No.: 179 **Complexity Level:** 1 **Status:** Active
Respondent: THREE DS REALTY CORPORATION **CEO:** Maggie Bernal
13528 Orange Grove Blvd, West Palm Beach, FL 33411

Situs Address: 4988 Ohio Rd, Lake Worth, FL **Case No:** C-2023-02210032
PCN: 00-42-44-25-05-000-0160 **Zoned:** RM

Violations:

1 **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Code: Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
APRIL 05, 2023 9:00 AM**

	Issued: 02/23/2023		Status: CEH
2	Details: All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.		
	Code: Palm Beach County Property Maintenance Code - Section 14-45 (e) (1)		
	Issued: 02/23/2023		Status: CEH
3	Details: One (1) address sign shall be required for each principal building or use on premises showing the numerical address designation on the premises upon which they are maintained or in multi-unit buildings which utilize a marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of 4" for residential and 6" for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.		
	Code: Palm Beach County Property Maintenance Code - Section 14-33 (c)		
	Issued: 02/23/2023		Status: CEH

cc: Williams, Jacqueline

Agenda No.: 180	Complexity Level: 1	Status: Removed								
Respondent: Ozasian, Murat; Ozasian, Mustafa 2425 Presidential Way, Apt 2006, West Palm Beach, FL 33401-1313		CEO: Charles Zahn								
Situs Address: 5924 Longbow Ln, 7, West Palm Beach, FL		Case No: C-2023-02230009								
PCN: 00-42-44-14-57-004-0070		Zoned: RH								
Violations:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1</td> <td>Details: Section 14-82. Required written fair notice of termination of residential tenancies with specific duration and certain tenancies without specific term; written fair notice requirements for rental payment increases for residential tenancies with specific duration and certain tenancies without specific term. Specifically, failure to provide written fair notice of 60 days to increase the rental rate by more than five(5) percent at the end of a lease.</td> </tr> <tr> <td></td> <td>Code: Palm Beach County Codes & Ordinances - Ordinance 2022-027</td> </tr> <tr> <td></td> <td>Issued: 03/09/2023</td> </tr> <tr> <td></td> <td style="text-align: right;">Status: CLS</td> </tr> </table>		1	Details: Section 14-82. Required written fair notice of termination of residential tenancies with specific duration and certain tenancies without specific term; written fair notice requirements for rental payment increases for residential tenancies with specific duration and certain tenancies without specific term. Specifically, failure to provide written fair notice of 60 days to increase the rental rate by more than five(5) percent at the end of a lease.		Code: Palm Beach County Codes & Ordinances - Ordinance 2022-027		Issued: 03/09/2023		Status: CLS
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	Code: Palm Beach County Codes & Ordinances - Ordinance 2022-027									
	Issued: 03/09/2023									
	Status: CLS									

E. HOUSE KEEPING ITEMS (CONTESTED HEARING)

F. CLOSING REMARKS

1. SPECIAL MAGISTRATE
2. COUNTY ATTORNEY
3. STAFF

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